



Document 2016 2067

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Date 7/18/2016 Time 2:57:14PM  
Rec Amt \$7.00 Aud Amt \$5.00  
Rev Transfer Tax \$236.00  
Rev Stamp# 276 DOV# 281

INDEX  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA



\$148,000

### WARRANTY DEED

Return to: Justin L. Sheriff, 3251 Valleyview Trail, PROLE, IA 50229

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy, Ste. 250, WDM, IA 50266, Phone: (515) 283-1801

Taxpayer: Justin L. Sheriff, 3251 Valleyview Trail, PROLE, IA 50229 (3299BR)

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, Zachary Bruett a/k/a Zachary Randal Bruett and Breanna Bruett, a married couple

Justin L. Sheriff, a single person do hereby Convey to

Madison County, Iowa: Lot One (1) of Venolia Rural Estates, a subdivision of part of the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-three (23) and a part of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Fourteen (14), all in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa



Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and Convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate. Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated on 7-14-16

Zachary Bruett  
Zachary Bruett(Grantor)

Breanna Bruett  
Breanna Bruett (Grantor)

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on 7/14/16, by Zachary Bruett a/k/a Zachary Randal Bruett and Breanna Bruett, a married couple.



[Signature]  
Signature of Notary Public