

Document 2016 2061

Book 2016 Page 2061 Type 03 001 Pages 2 Date 7/18/2016 Time 2:33:38PM

Rec Amt \$12.00 Aud Amt \$5.00 Rev Transfer Tax \$239.20 Rev Stamp# 274 DOV# 279

ANNO SCAN

LISA SMITH, COUNTY RECORDER MADISON COUNTY IOWA

CHEK

This instrument prepared by:

ROSS F. BARNETT, Abendroth & Russell, P.C., 2560 73rd St, Urbandale, IA 50322-4700

Return to:

Bree Onna R. Shnurman and Isaiah B. Shnurman, 128 Lillianna St, Patterson, IA 50218 Mail tax statements to:

Bree Onna R. Shnurman and Isaiah B. Shnurman, 128 Lillianna St, Patterson, IA 50218

Phone No.: 515-453-4612

Order No.: MES-66951/LS

1

\$149,000

WARRANTY DEED

Legal: Lot Eight (8) of Fox Bend Plat 1, an Official Plat, now included in and forming a part of the City of Patterson, Madison County, Iowa.

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, Jared S. Miller and Katie D. Miller, husband and wife, do hereby convey unto Bree Onna R. Shnurman and Isaiah B. Shnurman, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common, the above-described real estate.

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors 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.

Jared SUMiller

Katie D. Miller

STATE OF Jowa) SS:

This instrument was acknowledged before me on Miller and Katie D. Miller, husband and wife.

__20<u>**16</u> by Jared S.**</u>

Commission Number 791138
My Commission Expires

Notary Public in and for said State