



Document 2016 2307

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Date 8/09/2016 Time 11:15:26AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$639.20

Rev Stamp# 314 DOV# 319

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH AND RUSSELL LAW FIRM, 2560 - 73<sup>rd</sup> Street, Urbandale, Iowa 50322

Phone # (515) 271-8966

Return document to and mail tax statements to:

KEVIN MILLER AND LISA MORROW, 1349 Nature Court, Van Meter, Iowa 50261

File #RESC / ELC (rfb)

$\frac{1}{2}$

\$400,000

# WARRANTY DEED

FID25997

Legal:

Lot 22 in PRAIRIE RIDGE ESTATES located in the North Half of the Northeast Quarter (N 1/2 NE 1/4), Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4), and the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of Section 20, Township 77 North, Range 27, West of the 5<sup>th</sup> P.M., Madison County, Iowa



Address: 1349 Nature Court, Van Meter, Iowa 50261

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Derrick Moore and Kimberly Moore, a married couple**, do hereby convey the above-described real estate to **Kevin J. Miller, a single person, and Lisa A. Morrow, a single person**, as Joint Tenants with full rights of survivorship and not as Tenants in Common.

## 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 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 relinquish 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.

