



**BK: 2016 PG: 2452**  
**Recorded: 8/25/2016 at 9:36:04.0 AM**  
**Fee Amount: \$17.00**  
**Revenue Tax: \$446.40**  
**LISA SMITH RECORDER**  
**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) 271-8996
Return document to and mail tax statements to: BRENDA AND JESSE GRAY, 2427 Meadow Valley Court, Winterset, Iowa 50273	File #RESC / NRW (rfb)

## **WARRANTY DEED**

**Legal: Lot 2 in Clark Tower Subdivision, located in the Northeast Quarter of the Northwest Quarter (NE ¼ NW ¼) and the Southeast Quarter of the Northwest Quarter (SE ¼ NW ¼) of Section 18, Township 75 North, Range 27, West of the 5<sup>th</sup> P.M., Madison County, Iowa**

**Address: 2427 Meadow Valley Court, Winterset, Iowa 50273**

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Wade Porter and Becky Porter, a married couple**, do hereby convey the above-described real estate to **Brenda G. Gray and Jesse D. Gray III, a married couple**, 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.

STATE OF IOWA )  
COUNTY OF Madison ) SS:

On this 20 day of August, 2016,  
before me the undersigned, a Notary Public in and for  
said State, personally appeared **Wade Porter and  
Becky Porter, a married couple**, to me known to be  
the identical persons named in and who executed the  
foregoing instrument and acknowledged that those  
persons executed the same as their voluntary act and  
deed.

  
Notary Public in and for said State

Dated: 8/20, 2016

  
Wade Porter

  
Becky Porter

