



Document 2016 2939

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Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$231.20  
Rev Stamp# 392 DOV# 392

INDX ✓  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

✓ This instrument prepared by and return to:  
ROSS F. BARNETT, ABENDROTH AND RUSSELL LAW FIRM, 2560 – 73<sup>rd</sup> Street, Urbandale, Iowa 50322 Phone # (515) 707-0412  
Mail tax statements to:  
BRENDA J. MATAYA, 1191 Upland Avenue, Van Meter, Iowa 50261 File #KEY (rfb)

\$ 145,000

## WARRANTY DEED

Legal: **Parcel "B", located in the Southeast Quarter of the Southwest Quarter (SE ¼ SW ¼) of Section 9, Township 77 North, Range 26, west of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 3.01 acres, as shown in Amended Plat of Survey filed in Book 2005, Page 4542 on September 21, 2005 in the Office of the Recorder of Madison County, Iowa**

Address: 1191 Upland Avenue, Van Meter, Iowa 50261

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Jack L. Boughton and Judith F. Boughton, a married couple**, do hereby convey the above-described real estate to **Brenda J. Mataya, a single person**.

### SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantee, 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 Waukegan ) SS:

On this 3<sup>rd</sup> day of Sept., 2016, before me the undersigned, a Notary Public in and for said State, personally appeared **Jack L. Boughton and Judith F. Boughton, 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: 9/30/16, 2016

Jack L. Boughton  
Jack L. Boughton

Judith F. Boughton  
Judith F. Boughton



**RAINBOW PENLEY**  
Notarial Seal, IOWA  
Commission No. 790306  
My Commission Exp. June 3, 2018