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Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$479.20
Rev Stamp# 457 DOV# 455

INDX ✓
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

This instrument prepared by:
JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309
Phone No.: 515-453-4612

✓ Mail tax statements and return document to:
John H. Probst and Jayne K. Probst, 3076 332nd St, Truro, IA 50257

$\frac{1}{2}$ \$300,000

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Ramona M. Burris, a single person**, does hereby convey unto **John H. Probst and Jayne K. Probst, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

The Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty-three (33) in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.



SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantees, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has 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 Grantor covenants 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.

Ramona M. Burris
Ramona M. Burris

STATE OF Iowa)
COUNTY OF Darren)

SS:

This instrument was acknowledged before me on November 10 2016 by Ramona M. Burris, a single person.

[Signature]
Notary Public in and for said State

