BK: 2016 PG: 3671 Recorded: 12/2/2016 at 11:51:58.0 AM Fee Amount: \$17.00 Revenue Tax: \$381.60 LISA SMITH 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)453-4614

Mail tax statements and return document to: Matthew R. Van Dyke and Amy L. Van Dyke, 3327 178th Ln, Norwalk, IA 50211

## WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, Jacob A. Dooley and Kristine Dooley, a married couple, does hereby convey unto Matthew R. Van Dyke and Amy L. Van Dyke, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common, the following described real estate:

Lot Nine (9) of Hogue Subdivision, an Official Plat of the Southwest Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) and the North Half ( $\frac{1}{2}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ), of Section Twelve (12), in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

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## SUBJECT TO ANY 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.

**JAKE HIBBERT** cob A. Doolev Commission Number 800182 My Commission Expires Kristine Dooley STATE OF SS: COUNTY OF This instrument was acknowledged before me on 1/10 30 2015 by Jacob A. Dooley and Kristine Dooley, a married couple.

Public in and for said State

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