

BK: 2016 PG: 3765
Recorded: 12/9/2016 at 8:15:20.0 AM
Fee Amount: \$17.00
Revenue Tax: \$188.80
LISA SMITH RECORDER
Madison County, Iowa

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH AND RUSSELL LAW FIRM, 2560 – 73rd Street, Urbandale, Iowa 50322

Phone # (515) 271-8997

Return document to and mail tax statements to:

BROCK BOSTON, 721 North 6th Street, Winterset, Iowa 50273

File #RESC / BUN (rtb)

WARRANTY DEED

Legal: **Lot 1 in Block 1 of DANFORTH'S SECOND ADDITION, an Official Plat, now included in and forming a part of the City of Winterset, Madison County, Iowa**

Address: 721 North 6th Street, Winterset, Iowa 50273

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Ryan J. Rivera and Marianne Rivera, a married couple**, do hereby convey the above-described real estate to **Brock Boston and Aurora Boston, a married couple**, 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 Folk)

SS:

On this 1st day of December, 2016, before me the undersigned, a Notary Public in and for said State, personally appeared **Ryan J. Rivera and Marianne Rivera, 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.

Jessica Cullem
Notary Public in and for said State

Dated: December 1, 2016

Ryan J. Rivera
Ryan J. Rivera

Marianne Rivera
Marianne Rivera

