

BK: 2016 PG: 4050

Recorded: 12/29/2016 at 2:33:25.0 PM

Fee Amount: \$17.00 Revenue Tax: \$479.20 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) 633-8870

Return document to and mail tax statements to:

ROBERT MACKEY AND COURTNEY SCHOOLEY, 1467 Warren Avenue, Cumming, Iowa 50061

File #RESC / SAM (rfb)

WARRANTY DEED

Legal: Lot 2 in WINDHAM RIDGE SUBDIVISION, located in the Northeast

Fractional Quarter of the Southeast Fractional Quarter of Section 25, Township 77 North, Range 26, West of the 5th P.M., Madison County,

Iowa

Address: 1467 Warren Avenue, Cumming, Iowa 50061

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Sage Homes, Inc., a corporation**, does hereby convey the above-described real estate to **Robert Mackey, a single person**, and **Courtney Schooley, a single person**, as Joint Tenants with full rights of survivorship and not as Tenants in Common.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

The Corporation does hereby covenant with Grantees, and successors in interest, that it holds the real estate by title in fee simple; that it 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 the Corporation covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

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)	Dated:
On this 13th day of 12clmbev, 2016, before me the undersigned, a Notary Public in and for said State, personally appeared Thomas C. Pickard, to me known, and who being by me duly sworn, did say that the person is the President of said corporation; that no seal has been procured by the corporation; and that this instrument was signed on behalf of the corporation by authority of its Board of Directors and the said officer acknowledged the execution of this instrument to be the voluntary act and deed of the corporation, by it voluntarily executed.	SAGE HOMES, INC. A corporation by: Thomas C. Pickard PRESIDENT LISA MARIE PICKARD Notarial Seal - lowa Commission Number 789714
Notary Public in and for said State	My Commission Expires Apr 28, 2018