



**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 – 73<sup>rd</sup> 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 5<sup>th</sup> 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.

