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Date 1/04/2017 Time 11:44:07AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$655.20

Rev Stamp# 5 DOV# 7

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

This instrument prepared by:

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

Phone # (515) 271-8996

Return document to and mail tax statements to:

PAUL AND JENNIFER CANELOS, 1660 McBride Road, Van Meter, Iowa 50261

File #RESC / NRW (rfb)

$\frac{2}{3}$ \$410,000

WARRANTY DEED

Legal: **Parcel "G" located in the NW ¼ of the SW ¼ and in the NE ¼ of the SW ¼ of Section 3, Township 76 North, Range 27, West of the 5th P.M., Madison County, Iowa, containing 9.37 acres, as shown in Plat of Survey filed in Book 3, Page 47 on July 3, 1997 in the Office of the Recorder of Madison County, Iowa**



Address: 1660 McBride Road, Van Meter, Iowa 50261

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Gary F. Johnson and Vonda S. Johnson, a married couple**, do hereby convey the above-described real estate to **Paul Canelos and Jennifer Canelos, a married couple**, as Joint Tenants with full rights of survivorship and not as Tenants in Common.

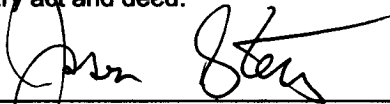
SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

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 Madison) SS:

On this 21 day of December, 2016,
before me the undersigned, a Notary Public in and for
said State, personally appeared **Gary F. Johnson**
and Vonda S. Johnson, 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.



Notary Public in and for said State

Dated: 12-21-16, 2016



Gary F. Johnson



Vonda S. Johnson

