



Document 2017 684

Book 2017 Page 684 Type 03 001 Pages 1

Date 3/01/2017 Time 12:40:01PM

Rec Amt \$7.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$559.20

ANNO

Rev Stamp# 88 DOV# 92

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$350,000

P170494

Preparer: Matthew D. Kern, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (082RTE)

Return To: Nick Zellmer, 3295 230th St., St. Charles, IA 50240

Taxpayer Information: Nick Zellmer, 3295 230th St., St. Charles, IA 50240

**WARRANTY DEED**

For the consideration of One (\$1.00) Dollar and other valuable consideration, **William L. Coder and Taylor R. Coder, husband and wife**, do hereby Convey to **Nick Zellmer and Kayla Zellmer, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

**Lot Two (2) of CLANTON CREEK CORNER SUBDIVISION, located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Two (2), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa;**

Subject to all covenants, restrictions and easements of record.

Grantors do Hereby Covenant with grantees, and successors in interest, that 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 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.

Dated: February 27<sup>th</sup> 2017

William L. Coder

Taylor R. Coder

STATE OF Iowa )  
COUNTY OF Polk ) ss:

On this 27<sup>th</sup> day of February, 2017, before me the undersigned, a Notary Public in and for said State, personally appeared **William L. Coder and Taylor R. Coder, husband and wife**, to me known to be the identical person(s) named in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their voluntary act and deed.

Notary Public in and for said State

