



Document 2017 973

Book 2017 Page 973 Type 03 001 Pages 2

Date 3/28/2017 Time 1:09:02PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$688.80

ANNO

Rev Stamp# 120 DOV# 127

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

Return Document To: Michael D. Robu, 1416 Treeline Ct., Van Meter, IA 50261

Preparer Information: Shannon L. Sobek, 4201 Westown Pkwy, Ste 250, WDM, IA 50266, Phone: (515) 283-1801 (2219RE)

Address Tax Statement: Michael D. Robu, 1416 Treeline Ct., Van Meter, IA 50261

MFL32903

1/a

\$430,594

WARRANTY DEED

For the consideration of \$1.00 Dollar(s) and other valuable consideration, **Covenant Construction Services, L.L.C., d/b/a CCS Homes, an Iowa limited liability company** do hereby Convey to **Michael D. Robu and Karen E. Robu, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common**, the following described real estate in Madison County, Iowa:

Lot Twenty-three (23) of Phase II, Timber Ridge Estates, located in the Northeast Quarter (1/4) of Section Twenty-nine (29) in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa EXCEPT Parcel "E", located therein, containing 0.32 acres, as shown in Plat of Survey filed in Book 2014, Page 1967 on August 8, 2014, in the Office of the Recorder of Madison County, Iowa; AND Parcel "F", a part of Lot Twenty-four (24) of said Phase II, Timber Ridge Estates, containing 0.12 acres, as shown in Plat of Survey filed in Book 2014, Page 1968 on August 8, 2014, in the Office of the Recorder of Madison, Iowa.

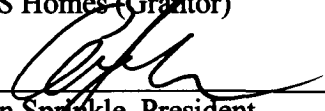


Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and Convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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: 3/23/17.

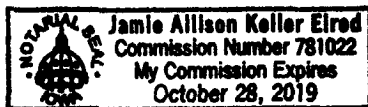
Covenant Construction Services, L.L.C., d/b/a
CCS Homes (Grantor)

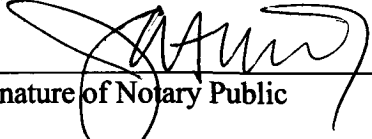


Alan Sprinkle, President

STATE OF IOWA, COUNTY OF Dallas

This record was acknowledged before me on March 23, 2017, by Alan
Sprinkle, President, of Covenants Construction Serves, L.L.C., d/b/a CCS Homes.





Signature of Notary Public