



Document 2017 1262

Book 2017 Page 1262 Type 03 001 Pages 2

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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$16.80

Rev Stamp# 156 DOV# 159

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

This instrument prepared by:

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

Phone # (515) 271-8997

Return document to and mail tax statements to:

DANNY AND SANDRA TRACY, 302 South Street West, Macksburg, Iowa 50155

File #RESC / BUN (rfb)

\$11,000

WARRANTY DEED

Legal: **Commencing at a point 45 rods West of the Northeast corner of Section 16, Township 74 North, Range 29, West of the 5th P.M., Madison County, Iowa, and running thence South 16 rods; thence West 6 rods; thence North 16 rods; thence East 6 rods to the place of beginning**

Address: 302 South Street West, Macksburg, Iowa 50155

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Rhonda S. Vandewater, a single person**, does hereby convey the above-described real estate to **Danny D. Tracy and Sandra O. Tracy, 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

Grantor does hereby covenant with Grantees, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor 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 Grantor covenants 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.

STATE OF IOWA)

COUNTY OF Dallas)

SS:

On this 19 day of April, 2017,
before me the undersigned, a Notary Public in and for
said State, personally appeared **Rhonda S.**

Vandewater, a single person, to me known to be
the identical person named in and who executed the
foregoing instrument and acknowledged that the
person executed the same as that person's voluntary
act and deed.

Bunny G. Churchill
Notary Public in and for said State

Dated: April 19, 2017

Rhonda S. Vandewater
Rhonda S. Vandewater

