



Document 2017 1523

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Date 5/15/2017 Time 2:27:01PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$327.20

Rev Stamp# 190 DOV# 193

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX ✓  
ANNO  
SCAN  
CHEK

This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309  
Phone No.: 515-453-4638

✓ Mail tax statements and return document to:

Robert V. Luong and Manivone A. Luong, 2761 Woodland Avenue, Saint Charles, IA 50240

1  
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## WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Terry A. Niemeyer and Laura L. Niemeyer, a married couple**, do hereby convey unto **Robert V. Luong and Manivone A. Luong, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

**Parcel "A" located in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-six (36), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 5.001 acres, as shown in Plat of Survey filed in Book 3, Page 243 on May 15, 1998, in the Office of the Recorder of Madison County, Iowa.**

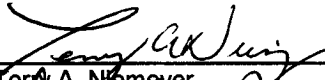


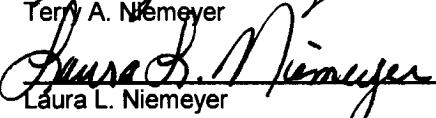
Order No.: MES-72279/AD

**SUBJECT TO ANY 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 the Grantors 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.

  
\_\_\_\_\_  
Terry A. Niemeyer

  
\_\_\_\_\_  
Laura L. Niemeyer

STATE OF Iowa )  
COUNTY OF Polk )

SS:



This instrument was acknowledged before me on May 10th 2017 by Terry A. Niemeyer and Laura L. Niemeyer, a married couple.

  
\_\_\_\_\_  
Notary Public in and for said State