



Document 2017 1710

Book 2017 Page 1710 Type 03 001 Pages 2  
Date 6/02/2017 Time 10:37:40AM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$282.40  
Rev Stamp# 220 DOV# 225  
LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX  
ANNO  
SCAN  
CHEK

This instrument prepared by:  
ROSS F. BARNETT, ABENDROTH AND RUSSELL LAW FIRM, 2560 – 73<sup>rd</sup> Street, Urbandale, Iowa 50322 Phone # (515) 224-8836  
Return document to and mail tax statements to:  
STUART WOHLFORD-WESSELS, 3306 Walnut Avenue, Truro, Iowa 50257 File #CB (rfb)

\$177,000

## WARRANTY DEED

Legal: Parcel "A", located in the Northeast Quarter of the Northwest Quarter (NE ¼ NW ¼) of Section 36, Township 74 North, Range 26, West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 10.00 acres, as shown in the Plat of Survey filed in Book 2005, page 3084, on July 5, 2005 in the Office of the Recorder of Madison County

Address: 3306 Walnut Avenue, Truro, Iowa 50257

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Jon D. Gelner and Jamie Gelner, a married couple**, do hereby convey the above-described real estate to **Stuart Wohlford-Wessels, a single person**.

### SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantee, 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 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.

<p>STATE OF IOWA ) COUNTY OF <u>Polk</u> ) SS: On this <u>30</u> day of <u>May</u>, 2017, before me the undersigned, a Notary Public in and for said State, personally appeared <u>Jon D. Gelner and Jamie Gelner, a married couple</u>, 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.</p> <p><u>Betsy Haas-Reineck</u> Notary Public in and for said State</p>	<p>Dated: <u>5/30</u>, 2017</p> <p><u>Jon D. Gelner</u> Jon D. Gelner</p> <p><u>Jamie Gelner</u> Jamie Gelner</p>
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**BETSY HAAS-REINECK**  
Notarial Seal - IOWA  
Commission No. 165434  
My Commission Expires June 17, 2019