



Document 2017 1882

Book 2017 Page 1882 Type 03 001 Pages 2

Date 6/16/2017 Time 3:34:39PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$239.20

Rev Stamp# 248 DOV# 254

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA



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)453-4625

Mail tax statements and return document to:

Sean Kennedy and Samantha Kennedy, 1641 G50 Hwy, St. Charles, IA 50240

Wife

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Raphael Maduro and Christine Maduro, husband and wife**, do hereby convey unto **Sean Kennedy and Samantha Kennedy, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

Lot Nineteen (19) of Polo Pointe Plat 2 Subdivision, a subdivision in the South Half (1/2) of the Northwest Quarter (1/4), South Half (1/2) of the Northeast Quarter (1/4), Northeast Quarter (1/4) of the Southwest Quarter (1/4), and the North Half (1/2) of the Southeast Quarter (1/4) of Section Twenty-four (24), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

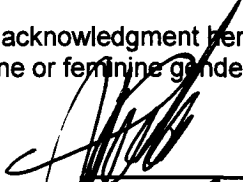


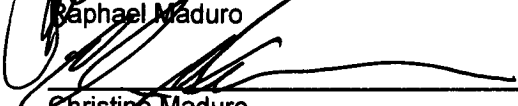
Order No.: MES-73630/JC

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.



Raphael Maduro


Christine Maduro

STATE OF Iowa)
COUNTY OF Lolk)

SS:

This instrument was acknowledged before me on June 13 2017 by Raphael Maduro and Christine Maduro, husband and wife.



Notary Public in and for said State

