



Document 2017 2171

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Date 7/12/2017 Time 11:55:37AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$300.00

Rev Stamp# 294 DOV# 301

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

# 188,000.<sup>00</sup>

This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309

Phone No.: 515-453-4216

Mail tax statements and return document to:

Wesley A. Bier, 460 2nd St, Truro, IA 50257

LSB3569

$\frac{1}{3}$

## WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Todd P. Palmer and Julie C. Palmer, a married couple**, do hereby convey unto **Wesley A. Bier, a single person**, the following described real estate:

**Lots Three (3) and Four (4) of Wolfe Addition to the City of Truro, Madison County, Iowa.**

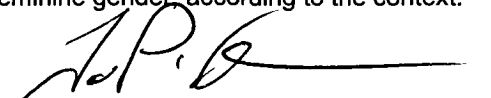


Order No.: MES-73297/DW

**SUBJECT TO ANY 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 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.

  
\_\_\_\_\_  
Todd P. Palmer

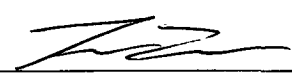
  
\_\_\_\_\_  
Julie C. Palmer

STATE OF Iowa )  
COUNTY OF Warren )

SS:



This instrument was acknowledged before me on July 11 2017 by Todd P. Palmer and Julie C. Palmer, a married couple.

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