



Document 2017 2190

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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$250.40

Rev Stamp# 296 DOV# 302

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH AND RUSSELL LAW FIRM, 2560 – 73<sup>rd</sup> Street, Urbandale, Iowa 50322

Phone # (515) 271-8996

✓ Return document to and mail tax statements to:

STONEBRIDGE EQUITIES, LLC, PO Box 448, Waterloo, Iowa 50704

File #RESC / NRW (rfb)

**\$157,000**

## **WARRANTY DEED**

**Legal: Lot 8 in PRAIRIE RIDGE ESTATES, located in the Northeast Quarter of the Northwest Quarter (NE ¼ NW ¼) of Section 20, Township 77 North, Range 27, West of the 5<sup>th</sup> P.M., Madison County, Iowa, together with the undivided percentage interest in the general common elements as set forth in the Declaration of Association for Prairie Ridge Estates Association filed in Book 2002, Page 2126 of the Madison County Recorder's Office**

**Address: 2332 – 131<sup>st</sup> Court, Van Meter, Iowa 50261**

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Christine O'Hern, formerly known as Christine Junker, formerly known as Christine Canova, a single person,** does hereby convey the above-described real estate to **Stonebridge Equities, LLC.**

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

Grantor does hereby covenant with Grantee, 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 Webster     ) SS:

On this 10<sup>th</sup> day of July, 2017,  
before me the undersigned, a Notary Public in and for  
said State, personally appeared **Christine O'Hern,**  
**formerly known as Christine Junker, formerly**  
**known as Christine Canova, 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.

Kaye Ellen Knowles  
Notary Public in and for said State

Dated: 07/10/2017, 2017

Christine O'Hern  
Christine O'Hern, formerly known as  
Christine Junker, formerly known as  
Christine Canova

