



Document 2017 2527

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 Date 8/15/2017 Time 8:19:02AM  
 Rec Amt \$12.00 Aud Amt \$5.00 INDX  
 Rev Transfer Tax \$223.20 ANNO  
 Rev Stamp# 352 DOV# 360 SCAN  
 LISA SMITH, COUNTY RECORDER CHEK  
 MADISON COUNTY IOWA

✓ This instrument prepared by and return to:  
 ROSS BARNETT, ABENDROTH AND RUSSELL LAW FIRM, 2560 – 73<sup>rd</sup> Street, Urbandale, Iowa 50322 Phone # (515) 278-0623  
 Mail tax statements to:  
 SCOTT & CAITLIN FAULKNER, 6743 NW Toni Drive, Des Moines, Iowa 50313 A&R File #29835-17-FSB (rml)

\$140,000

# WARRANTY DEED

Legal: The West 30 Acres of the Northwest Quarter (NE ¼) of the Southwest Quarter (SW ¼) of Section Five (5), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Michael Misnick, Jr., a single person**, does hereby convey the above-described real estate to **Scott Richard Faulkner and Caitlin Leslie Faulkner, a married couple**, as Joint Tenants with full rights of survivorship and not as Tenants in Common.

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

Grantor does hereby covenant with Grantees, 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 Adair ) SS:

On this 12<sup>th</sup> day of Auguste, 2017, before me the undersigned, a Notary Public in and for said State, personally appeared **Michael Misnick, Jr., 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.

[Signature]  
Notary Public in and for said State

Dated: Aug 12, 2017

[Signature]  
Michael Misnick, Jr.

