



Document 2017 2791

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Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$472.00

Rev Stamp# 390

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

Return Document To: Jason D. Pendergraft, 2621 160th St, Van Meter, IA 50261

Preparer Information: Joseph W. Coppola III, 4201 Westown Pkwy, Suite 250, West Des Moines, IA 50266, Phone: (515) 283-1801

Address Tax Statement: Jason D. Pendergraft, 2621 160th St, Van Meter, IA 50261

$\frac{2}{3}$

\$295,500

WARRANTY DEED

IMP39096

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, Karla A. Roberts, a single person, do hereby Convey to Jason D. Pendergraft and Emily M. Pendergraft, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common the following described real estate in Madison County, Iowa:

Lot One (1) of Evan Acres located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-five (35), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa



Grantors do Hereby Covenant with grantees, and successors in interest, that 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.

Dated: 8/31/17

Karla A Roberts
Karla A. Roberts

STATE OF IOWA, COUNTY OF MADISON, by Karla Roberts, by Karla A. Roberts, a single person.

Sue Sutton Puding
Signature of Notary Public

