



Document 2017 2839

Book 2017 Page 2839 Type 03 001 Pages 2

Date 9/08/2017 Time 10:24:35AM

Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$559.20 ANNO

Rev Stamp# 401 DOV# 407 SCAN

LISA SMITH, COUNTY RECORDER CHEK

MADISON COUNTY IOWA

**WARRANTY DEED  
Recorder's Cover Sheet**

\$350,000

**Preparer Information:** (name, address and phone number)

Dean Hoag Jr, 4900 University Ave #110, West Des Moines, IA 50266, Phone: (515) 244-6119

**Taxpayer Information:** (name and complete address)

Anthony Monroe 2953 Truro Road, Truro, IA 50257

**Return Document To:** (name and complete address)

Anthony Monroe 2953 Truro Road, Truro, IA 50257

**Grantors:**

Casey W Christensen and  
Heidi L Christensen

**Grantees:**

Anthony Monroe and  
Katie Monroe

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:** NA

**WARRANTY DEED**

For the consideration of Three Hundred Fifty Thousand Dollar(s) and other valuable consideration, **Casey W Christensen and Heidi L Christensen, a married couple** do hereby Convey to **Anthony Monroe and Katie Monroe, a married couple** as joint tenants with full rights of survivorship and not as tenants in common the following described real estate in Madison County, Iowa:

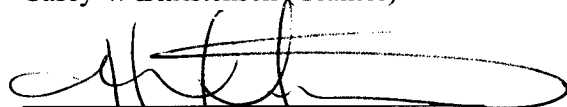
Parcel "A" located in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Ten (10), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 4.45 acres, as shown in Plat of Survey filed in Book 2005, Page 4867 on October 7, 2005 in the Office of the Recorder of Madison County, Iowa, EXCEPT any part thereof conveyed for road purposes or for use as a public highway

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.

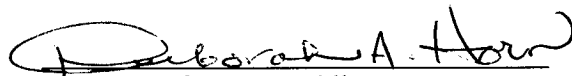
Dated: Aug 30, 2017.

  
Casey W Christensen (Grantor)

  
Heidi L Christensen (Grantor)

STATE OF IOWA, COUNTY OF Marshall

This record was acknowledged before me on August 30, 2017 by Casey W Christensen and Heidi L Christensen.

  
Signature of Notary Public

