



Document 2017 3131

Book 2017 Page 3131 Type 03 001 Pages 2

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Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$285.60 ANNO

Rev Stamp# 432 DOV# 439 SCAN

LISA SMITH, COUNTY RECORDER CHEK

MADISON COUNTY IOWA

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 – 73rd Street, Urbandale, Iowa 50322

Phone # (515) 271-8997

Return document to and mail tax statements to:

WESLEY AND CANDICE LAMB, 2203 – 183rd Court, Winterset, Iowa 50273

File #RESC / BUN (rftb)

$\frac{1}{3}$ \$179,000

LSB38997

WARRANTY DEED

Legal: **Lot A of the Replat of Lot 47 of COVERED BRIDGE ESTATES, a Subdivision located in Sections 12 and 13 of Township 76 North, Range 28, West of the 5th P.M., Madison County, Iowa, and in Sections 7 and 18 of Township 76 North, Range 27, West of the 5th P.M., Madison County, Iowa, as shown in the Corrected Replat of said Lot 47, filed in Book 2014, Page 2517 in the Office of the Recorder of Madison County, Iowa**




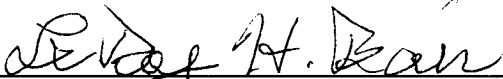

Address: 2203 – 183rd Court, Winterset, Iowa 50273

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **LeRoy H. Bair and Lois E. Bair, a married couple**, do hereby convey the above-described real estate to **Wesley R. Lamb and Candice R. Lamb, 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

Grantors do hereby covenant with Grantees, and successors in interest, that said 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 relinquish 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.

<p style="text-align: center;">STATE OF IOWA)</p> <p style="text-align: center;">COUNTY OF <u>Polk</u>) SS:</p> <p>On this <u>2nd</u> day of <u>October</u>, 2017, before me the undersigned, a Notary Public in and for said State, personally appeared LeRoy H. Bair and Lois E. Bair, a married couple, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that those persons executed the same as their voluntary act and deed.</p> <p style="text-align: center;"> _____ Notary Public in and for said State</p>	<p>Dated: <u>10/2</u>, 2017</p> <p style="text-align: center;"> _____ LeRoy H. Bair</p> <p style="text-align: center;"> _____ Lois E. Bair</p>
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