



BK: 2017 PG: 3889
Recorded: 12/13/2017 at 8:47:35.0 AM
Fee Amount: \$17.00
Revenue Tax: \$509.60
LISA SMITH RECORDER
Madison County, Iowa

This instrument prepared by:
JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309
Phone No.: (515)453-4625

Mail tax statements and return document to:
Ronald Douglas Jennett and Theresa Marie Jennett, 3331 Peru Rd., Truro, IA 50257

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Matthew J. Elsen and Sheri A. Elsen, husband and wife**, do hereby convey unto **Ronald Douglas Jennett and Theresa Marie Jennett, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

Lot Two (2) of Clabaugh Subdivision, located in the South Half (1/2) of the Northwest Quarter (1/4) of Section Twelve (12), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, as Shown in Amended Plat of Survey filed in Book 2008, Page 2829 on September 18, 2008 in the Office of the Recorder of Madison County, Iowa.

Order No.: MES-76966/JC

SUBJECT TO ANY 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 the Grantors 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.

Matthew J. Elsen
Matthew J. Elsen

Sheri A. Elsen
Sheri A. Elsen

STATE OF Iowa)
COUNTY OF Madison) SS:

This instrument was acknowledged before me on December 5 2017 by Matthew J. Elsen and Sheri A. Elsen, husband and wife.

Pat Egli
Notary Public in and for said State

