



BK: 2018 PG: 354
Recorded: 2/1/2018 at 8:57:58.0 AM
Fee Amount: \$17.00
Revenue Tax: \$959.20
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.: 515-453-4661

Mail tax statements and return document to:
Shawneen Betha and Gail Donald Betha, 3168 140th St, Cumming, IA 50061

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **John E Toomey, a single person, and Melinda D Nystrom, f/k/a Melinda D Toomey, a single person**, do hereby convey unto **Shawneen Betha and Gail Donald Betha, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

Lot 3 of Clover Ridge Subdivision, a subdivision in the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section 27, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa.

Order No.: MES-77573/JEH

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.

John E Toomey
John E Toomey

Melinda D. Nystrom
Melinda D Nystrom

STATE OF Iowa)
COUNTY OF POLK)

SS:

This instrument was acknowledged before me on January 18, 2018 by John E Toomey, a single person, and Melinda D Nystrom, f/k/a Melinda D Toomey, a single person.

Geraldine Mae Adams
Notary Public in and for said State

GERRIE ADAMS
IOWA REALTY
223-3500 / 225-7609

