

BK: 2018 PG: 600

Recorded: 2/26/2018 at 12:30:45.0 PM

Fee Amount: \$17.00 Revenue Tax: \$607.20 LISA SMITH RECORDER Madison County, Iowa

This instrument prepared by:

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

Phone # (515) 661-5574

Return document to and mail tax statements to:

BRYAN KEITH BARABIN, 1414 Willow Court, Cumming, Iowa 50061

File #RESC / KK (rfb)

WARRANTY DEED

Legal:

Lot 5 in WALNUT COVE ESTATES SUBDIVISION, PLAT NO. 1,

located in the East Half of the Northwest Quarter (E $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 25, Township 77 North, Range 26, West of the 5th P.M.,

Madison County, Iowa

Address:

1414 Willow Court, Cumming, Jowa 50061

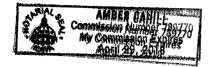
For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Julie Jean Bussanmas**, a single person, does hereby convey the above-described real estate to **Bryan Keith Barabin**, a married person.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantee, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has 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 Grantor covenants 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.

On this 13th day of Floruary, 2018, before me the undersigned, a Notary Public in and for said State, personally appeared Julie Jean Bussanmas, a single person, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that the person executed the same as that person's voluntary act and deed. Notary Public in and for said State	www.dun.audw.mas/ ean Bussanmas
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Amber Cahill # 789770
EXP 4/29/18