



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 1/4 NW 1/4) of Section 25, Township 77 North, Range 26, West of the 5th P.M., Madison County, Iowa**

Address: 1414 Willow Court, Cumming, Iowa 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.

<p style="text-align: center;">STATE OF IOWA)</p> <p style="text-align: center;">COUNTY OF <u>POIK</u>)</p> <p style="text-align: right;">SS:</p> <p>On this <u>13th</u> day of <u>February</u>, 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.</p> <p style="text-align: center;"><u>Amber Cahill</u> Notary Public in and for said State</p>	<p>Dated: <u>2/13/18</u>, 2018</p> <p style="text-align: center;"><u>Julie Jean Bussanmas</u> Julie Jean Bussanmas</p>
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Amber Cahill
789770
exp 4/29/18