



Document 2018 717

Book 2018 Page 717 Type 03 001 Pages 2
Date 3/05/2018 Time 11:35:12AM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$567.20
Rev Stamp# 90 DOV# 91

INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

This instrument prepared by:
ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 – 73rd Street, Urbandale, Iowa 50322 Phone # (515) 633-8870

✓ Return document to and mail tax statements to:
RYAN AND STEFANIE BEARGEON, 1402 Juniper Trail, Earlham, Iowa 50072 File #RESC / SAM (rfb)

\$ 355,000

WARRANTY DEED

Legal: **The Northwest Quarter of the Northwest Quarter (NW ¼ NW ¼) of Section 27, Township 77 North, Range 28, West of the 5th P.M., Madison County, Iowa**

Address: 1402 Juniper Trail, Earlham, Iowa 50072

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Charles E. Webb and Teri L. Webb, a married couple**, do hereby convey the above-described real estate to **Ryan S. Bargeon and Stefanie L. Bargeon, 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.

1A16187578

STATE OF IOWA)
COUNTY OF Dallas) SS:

On this 23 day of February, 2018,
before me the undersigned, a Notary Public in and for
said State, personally appeared **Charles E. Webb**
and Teri L. Webb, 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.

Samantha K Orellana
Notary Public in and for said State

Dated: February 23, 2018

[Signature]
Charles E. Webb

[Signature]
Teri L. Webb

