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Date 6/22/2018 Time 12:35:30PM

Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$311.20 ANNO

Rev Stamp# 245 DOV# 245 SCAN

LISA SMITH, COUNTY RECORDER CHEK
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.: 515-453-4216

Mail tax statements and return document to:

Michael Weber and Kelly Weber, 215 NE Cherry Ave, Earlham, IA 50072

6/22 \$195,000

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Derrick W. Duff and Stephanie S. Duff, a married couple**, do hereby convey unto **Michael Weber and Kelly Weber, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

The South 32 feet of Lot Four (4) and the North 18 feet of Lot 5 (5) in Block Six (6) of Nicholson's Addition to the Town of Earlham, Madison County, Iowa

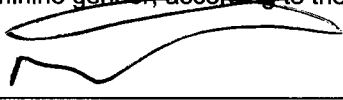


Order No.: MES-80251/DW

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.



Derrick W. Duff




Stephanie S. Duff

STATE OF Iowa)
COUNTY OF Madison)

SS:



This instrument was acknowledged before me on June 20 2018 by Derrick W. Duff and Stephanie S. Duff, a married couple.



Notary Public in and for said State