



BK: 2018 PG: 4134
Recorded: 12/17/2018 at 11:22:57.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$783.20
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:
Joshua Roberts and Christine E Roberts, 3354 135th Ct, 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, **Michele S Perdue, a single person**, does hereby convey unto **Joshua Roberts and Christine E Roberts, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

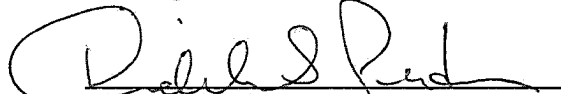
Lot Six (6) of Polo Pointe Plat 2 Subdivision, located in the Northeast Quarter (1/4) of the Southwest Quarter (1/4), and in the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-Four (24), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, as amended by the Corrected Subdivision Plat of Lots Four (4), Five (5), and Six (6) of Polo Pointe Plat No. 2, filed in the Office of the Recorder of Madison County, Iowa on May 26, 2004, in Book 2004, Page 2456.

Order No.: MES-83351/JEH

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

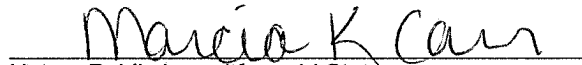
Grantor does hereby covenant with Grantees, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may 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.


Michele S Perdue

STATE OF Iowa)
COUNTY OF Polk) SS:

This instrument was acknowledged before me on December 12 2018 by Michele S Perdue, a single person.


Notary Public in and for said State

