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LISA SMITH, COUNTY RECORDER MADISON COUNTY 10WA

\$ 520,000.º

This instrument prepared by:

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

Phone # (515) 271-8966

CHEK

Return document to and mail tax statements to:

MATTHEW AND LAURA BIONDI, 2989 – 143rd Court, Van Meter, Iowa 50261

File #RESC / EC (hme)

RIA5/5/2

WARRANTY DEED

Legal:

Lot 36 in PHASE II, TIMBER RIDGE ESTATES, located in the Northeast Quarter (NE 1/4) of Section 29, Township 77 North, Range 26 West of 5th P.M., Madison County, Iowa EXCEPT Parcel "J", located therein, containing 0.40 acres, as shown in Plat of Survey filed in Book 2013, Page 315 on January 28, 2013, in the Office of the

Recorder of Madison County

Address:

2989 - 143rd Court, Van Meter, Iowa 50261

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Rusty Armstrong and Kristal Diane Armstrong**, a married couple, do hereby convey the above-described real estate to **Matthew Biondi and Laura Biondi**, 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.

STATE OF IOWA)	Dated: March 29th, 2019
county of <u>Dallas</u>)	- F / /
before me the undersigned, a Notary Public in and for said State, personally appeared Rusty Armstrong	Rusty Armstrong
and Kristal Diane Armstrong, a married couple, to me known to be the identical persons named in and who executed the foregoing instrument and	KADA J
acknowledged that those persons executed the same as their voluntary act and deed.	Kristal Diane Armstrong
Notary Public in and for said State	EMILY CAMPOS COMMISSION NO. 77 6 5 9 4 MY COMMISSION EXPIRES
Notary Public in and for said State	10WA 01 18 2012