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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$727.20

Rev Stamp# 124 DOV# 129

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

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 Bruns and Julie Bruns, 2984 142nd Ct, Van Meter, IA 50261

$\frac{1}{2}$

\$ 455,000

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Todd M. Renaud and Karen L. Renaud, a married couple**, do hereby convey unto **Michael Bruns and Julie Bruns, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

Lot Thirty-three (33) of Phase II, Timber Ridge Estates, located in the Northeast Quarter (1/4) of Section Twenty-nine (29) in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "G" located therein, containing 0.33 acres, more or less, as shown in Plat of Survey filed in Book 2006, Page 5246 on December 19, 2006, in the Office of the Recorder of Madison County, Iowa.



Order No.: MES-85027/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.

Todd M. Renaud
Todd M. Renaud

Karen L. Renaud
Karen L. Renaud

STATE OF Iowa)
COUNTY OF Madison) SS:

This instrument was acknowledged before me on 4-23 2019 by Todd M. Renaud and Karen L. Renaud, a married couple.

Cindy Stanford
Notary Public in and for said State

