

Document 2019 1780

Book 2019 Page 1780 Type 03 001 Pages 2 Date 6/17/2019 Time 11:24:42AM Rec Amt \$12.00 Aud Amt \$5,00 INDX Rev Transfer Tax \$1,151.20 **ANNO** Rev Stamp# 211 DOV# 219 **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.: 515-453-4638



Mail tax statements and return document to:

Neal Scott Behn and Catherine S. Behn, 1435 Walnut Lane, Cumming, IA 50061

MOK **5**9941



720,000

## WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, Jason R. Edwards and Kristi L. Loeffelholz Edwards, a married couple, do hereby convey unto Neal Scott Behn and Catherine S. Behn, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in **Common**, the following described real estate:

Lot Twelve (12) of Walnut Cove Estates Subdivision, Plat No. 2, located in the Northwest Quarter (1/4) of Section Twenty-five (25), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; AND Tract 2, a part of Parcel "A" located in the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-five (25), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 0.503 acres, as shown in Plat of Survey filed in Book 2017, Page 1227, on April 19, 2017, in the Office of the Recorder of Madison County, Iowa.

Order No.: MES-86333/AD

## 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.

SS:

Jason R. Edwards

risti L. Loeffelholz Edward

STATE OF

COUNTY OF

OF 15(00-

*i* 

This instrument was acknowledged before me on \_\_

\_20<u>\_</u>14 by Jason R.

Edwards and Kristi L. Loeffelholz Edwards, a married couple.

Notary Public in and for said State

