

BK: 2019 PG: 2381
Recorded: 8/2/2019 at 8:26:10.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$143.20
LISA SMITH RECORDER
Madison County, Iowa



WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Aaron M. Hubbard, Hubbard Law Firm, P.C., 2900 100th Street, Suite 209 Urbandale, Iowa
50322
Phone: (515) 222-1700

Taxpayer Information: (Name and complete address)

Michelle D. Russell, 355 NW 2nd Street, Earlham, Iowa 50072

Return Document To: (Name and complete address)

Aaron M. Hubbard, Hubbard Law Firm, P.C., 2900 100th Street, Suite 209 Urbandale, Iowa
50322

Grantors:

Roger D. Russell
Barbara E. Russell

Grantees:

Michelle D. Russell

Legal description: See Page 2

Document or instrument number of previously recorded documents:

Real Estate Contract filed October 2, 2013 in Book 2013; Page 2937.



WARRANTY DEED

For the consideration of _____ one _____ Dollar(s)
 and other valuable consideration, Roger D. Russell and Barbara E. Russell, a married couple
 _____ do hereby Convey to
Michelle D. Russell, a single person
 _____ the following described real estate in
Madison County, Iowa:

Lot Four (4), except the East 25 feet of the North 20 feet thereof, and Lot Three (3), in Block Four (4) of ACADEMY ADDITION to the Town of Earlham, Madison County, Iowa.

This Deed is in fulfillment of the Real Estate Contract filed October 2, 2013 in Book 2013; Page 2937.

Grantors do Hereby Covenant with grantees, and successors in interest, that 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 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.

Dated on 7-24-19.

Roger D. Russell
 Roger D. Russell (Grantor)

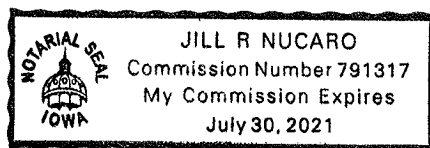
Barbara E. Russell
 Barbara E. Russell (Grantor)

 (Grantor)

 (Grantor)

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on _____, by Roger D. Russell
and Barbara E. Russell, a married couple



Jill R. Nucar
 Signature of Notary Public