



Document 2012 2662

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Date 9/10/2012 Time 1:45 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$84.80

Rev Stamp# 274 DOV# 298

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

This instrument prepared by: *Return to:*

MARK U. ABENDROTH, Abendroth & Russell, P.C., 2560 73rd St, Urbandale, IA 50322-4700

Phone No.: (515)453-4614

Timothy R. McFarland and Nicole D. McFarland, Lot 20 Plat 2 Walnut, Cumming, IA 50061

Mail tax statements to:

Timothy R. McFarland and Nicole D. McFarland, Lot 20 Plat 2 Walnut, Cumming, IA 50061

Order No.: MES-41182/JV

\$ 53,500.00

WARRANTY DEED

Legal: **Lot 20 of Walnut Cove Estates Subdivision, Plat No. 2, located in the NW 1/4 of Section 25, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa.**

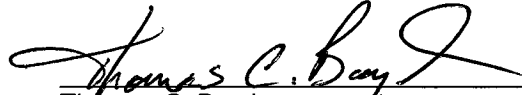
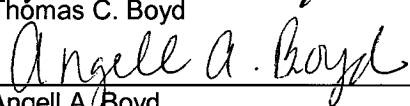
For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Thomas C. Boyd and Angell A. Boyd, husband and wife**, do hereby convey unto **Timothy R. McFarland and Nicole D. McFarland, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the above-described real estate.

ABENDROTH & RUSSELL, P.C.

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 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.


Thomas C. Boyd

Angell A. Boyd

STATE OF Iowa)
COUNTY OF Polk) SS:

This instrument was acknowledged before me on August 24th 2012 by Thomas C. Boyd and Angell A. Boyd, husband and wife.


Notary Public in and for said State

