



Document 2013 1611

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Date 6/04/2013 Time 11:37 AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$463.20

Rev Stamp# 158 DOV# 159

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDEX ✓

ANNO

SCAN

CHEK

This instrument prepared by:

JOSEPH F. WALLACE, Abendroth & Russell, P.C., 2560 73rd St, Urbandale, IA 50322-4700

Phone No.: (515)453-4638

Return to:

Amy Nederhoff, 2457 160th St, Van Meter, IA 50261

Mail tax statements to:

Amy Nederhoff, 2457 160th St, Van Meter, IA 50261

Order No.: MES-46004/LS

\$290,000

WARRANTY DEED

Legal: Lot One (1) of North River Subdivision, a part of Parcel "D", except for Parcel "G", located in the Southeast Quarter (1/4) of the Southwest Quarter (1/4) and the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty-three (33), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 8.816 acres, including .466 acres of County road Right of Way.



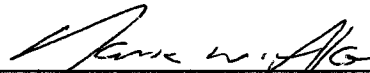
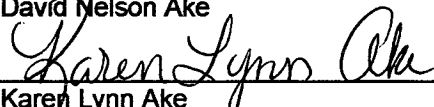
For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **David Nelson Ake and Karen Lynn Ake, husband and wife**, do hereby convey unto **Amy Nederhoff and Trevor Nederhoff, wife and husband**, as **Joint Tenants with full rights of 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

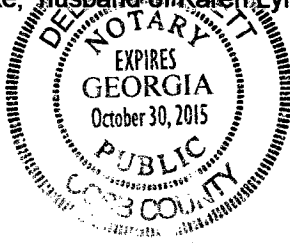
Grantors do hereby covenant with Grantee, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may 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.

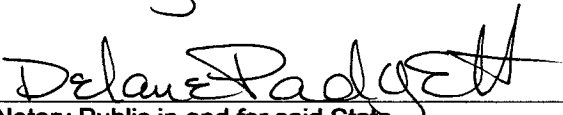
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.


David Nelson Ake

Karen Lynn Ake

STATE OF Georgia)
COUNTY OF Fulton) SS:

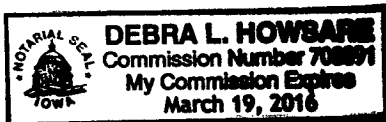
This instrument was acknowledged before me on May 24 2013 by David Nelson Ake, husband of Karen Lynn Ake.

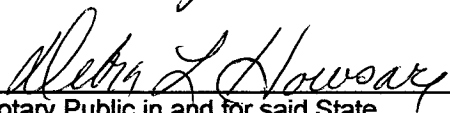



Notary Public in and for said State

STATE OF Iowa)
COUNTY OF Polk) SS.

This instrument was acknowledged before me on May 29 2013 by Karen Lynn Ake, wife of David Nelson Ake.




Notary Public in and for said State