



BK: 2016 PG: 1119
Recorded: 4/29/2016 at 3:19:11.0 PM
Fee Amount: \$22.00
Revenue Tax: \$116.80
LISA SMITH RECORDER
Madison County, Iowa

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (3014ESP)

Return To: Steve Blumenschein, 8545 Willow Wisp Court, Laurel, MD 20723

Taxpayer Information: Steve Blumenschein, 8545 Willow Wisp Court, Laurel, MD 20723

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Todd A. Kolbe, a single person**, does hereby Convey to **Steve Blumenschein, a single person**, the following described real estate in Madison County, Iowa:

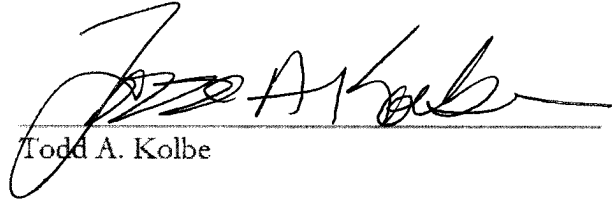
Lot Thirty-five (35) of Phase II, Timber Ridge Estates, located in the Northeast Quarter (¼) of Section Twenty-nine (29) in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; AND Parcel "J", a part of Lot Thirty-six (36) of Phase II, Timber Ridge Estates, containing 0.40 acres, as shown on Plat of Survey filed in Book 2013, Page 315 on January 28, 2013, in the Office of the Recorder of Madison County, Iowa;

Subject to all covenants, restrictions and easements of record.

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.

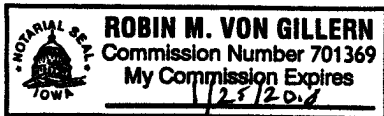
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

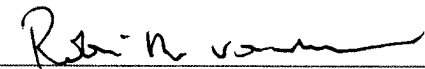
Dated: 4/27/16


Todd A. Kolbe

STATE OF Ill.)
COUNTY OF Polk) ss:

On this 27 day of April, 2016, before me the undersigned, a Notary Public in and for said State, personally appeared Todd A. Kolbe, a single person, to me known to be the identical person(s) named in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their voluntary act and deed.




Notary Public in and for said State