



**BK: 2016 PG: 1135**  
**Recorded: 5/3/2016 at 9:41:13.0 AM**  
**Fee Amount: \$17.00**  
**Revenue Tax: \$84.00**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**

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This instrument prepared by:

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

Phone No.: 515-453-4681

Return to:

Donald J. Gale and Karen P. Gale, 23745 30th Ave, New Virginia , IA 50210

Mail tax statements to:

Donald J. Gale and Karen P. Gale, 23745 30th Ave, New Virginia , IA 50210

Order No.: MES-65208/MD

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## **WARRANTY DEED**

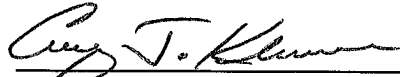
**Legal: Lot Nineteen (19) of Walnut Cove Estates Subdivision, Plat No. 2, located in the Northwest Quarter (1/4) of Section Twenty-five (25), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa**

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Cory J. Kluver and Christi A. Kluver, husband and wife**, do hereby convey unto **Donald J. Gale and Karen P. Gale, wife and husband, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the above-described real estate.

**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.

  
Cory J. Kluver

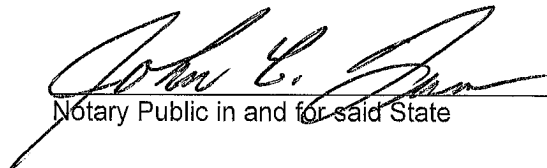
  
Christi A. Kluver

STATE OF Texas )

COUNTY OF Folk )

SS:

This instrument was acknowledged before me on April 28 2016 by Cory J. Kluver and Christi A. Kluver, husband and wife.

  
Notary Public in and for said State

