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Date 5/06/2016 Time 10:45:02AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$487.20

Rev Stamp# 151 DOV# 156

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH AND RUSSELL LAW FIRM, 2560 – 73rd Street, Urbandale, Iowa 50322

Phone # (515) 633-8870

Return document to and mail tax statements to:

BENJAMIN AND KELLY MEYER, 785 West Street North, Truro, Iowa 50257

File #RESC / SAM (rftb)

\$305,000

WARRANTY DEED

LIN 21358

Legal: **The North Half of the Northeast Quarter of the Northeast Quarter (N ½ NE ¼ NE ¼) AND the North 81.5 feet of the South 651.5 feet of the East 301.5 feet of the South Half of the Northeast Quarter of the Northeast Quarter (S ½ NE ¼ NE ¼), all in Section 16, Township 74 North, Range 26, West of the 5th P.M., town of Truro, Madison County, Iowa**

Address: 785 West Street North, Truro, Iowa 50257

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Michael Mayhew and Shannon Mayhew, a married couple**, do hereby convey the above-described real estate to **Benjamin W. Meyer and Kelly A. Meyer, a married couple**, as Joint Tenants with full rights of survivorship and not as Tenants in Common.

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 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 relinquish 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.

STATE OF IOWA) COUNTY OF <u>Polk</u>) SS: On this <u>20</u> day of <u>April</u>, 2016, before me the undersigned, a Notary Public in and for said State, personally appeared Michael Mayhew and Shannon Mayhew, a married couple, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that those persons executed the same as their voluntary act and deed. <u>Samantha K Barlean</u> Notary Public in and for said State	Dated: <u>April 20th</u>, 2016 <u>[Signature]</u> Michael Mayhew <u>[Signature]</u> Shannon Mayhew
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