

BK: 2016 PG: 1376
Recorded: 5/23/2016 at 11:28:04.0 AM
Fee Amount: \$17.00
Revenue Tax: \$103.20
LISA SMITH RECORDER
Madison County, Iowa

This instrument prepared by:

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

Phone # (515) 271-8996

Return document to and mail tax statements to:

CURTIS AND CARRIE BARR, 1236 – 9th Street, Des Moines, Iowa 50314

File #RESC / NRW (rfb)

WARRANTY DEED

Legal: **Lot 20 in WALNUT COVE ESTATES SUBDIVISION, PLAT NO.2 ,
located in the Northwest Quarter (NW ¼) 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 and valuable consideration, receipt of which is hereby acknowledged, **Timothy R. McFarland and Nicole D. McFarland, a married couple**, do hereby convey the above-described real estate to **Curtis Barr and Carrie Barr, 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 PAUK



ANDREW DEPHILLIPS
Commission Number 769707
My Commission Expires
September 16, 2017

Dated: 5/19/16, 2016

On this 19 day of MAY, 2016,
before me the undersigned, a Notary Public in and for
said State, personally appeared **Timothy R.**

**McFarland and Nicole D. McFarland, 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.


Notary Public in and for said State


Timothy R. McFarland


Nicole D. McFarland