



Document 2016 1594

Book 2016 Page 1594 Type 03 001 Pages 3
Date 6/09/2016 Time 12:52:33PM
Rec Amt \$17.00 Aud Amt \$5.00
Rev Transfer Tax \$511.20
Rev Stamp# 209 DOV# 214
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

This instrument prepared by:

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

Phone No.: 515-453-4612

Return to:

Nathan B. Wall and Elizabeth A. Wall, 2457 160th St, Van Meter, IA 50261

Mail tax statements to:

Nathan B. Wall and Elizabeth A. Wall, 2457 160th St, Van Meter, IA 50261

Order No.: MES-65409/LS

$\frac{1}{3}$ \$320,000

WARRANTY DEED

Legal: Lot One (1) of North River Subdivision, located in the Southeast Quarter (1/4) of the Southwest Quarter (1/4) and in the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty-three (33), Township Seventyseven (77) North, Range Twenty-seven (27) 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, Amy Nederhoff and Trevor Nederhoff, wife and husband, do hereby convey unto Nathan B. Wall and Elizabeth A. Wall, husband and wife, 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.

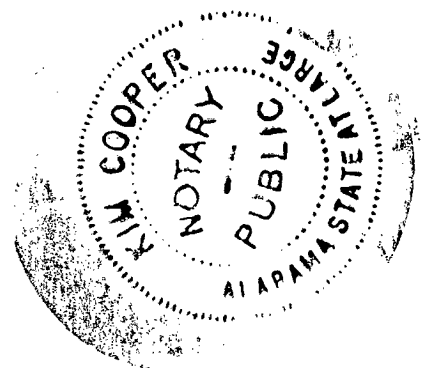
Amy Nederhoff
Amy Nederhoff

STATE OF Alabama)
COUNTY OF Shelby) SS:

This instrument was acknowledged before me on 20th May 20 16 by Amy Nederhoff, wife of Trevor Nederhoff.

Kim Cooper
Notary Public in and for said State

Kim Cooper, Alabama State at Large
My Commission Expires July 2, 2016



Trevor Nederhoff
Trevor Nederhoff

STATE OF IOWA)
COUNTY OF PAGE) SS:

This instrument was acknowledged before me on MAY 25 2016 by
Trevor Nederhoff, husband of Amy Nederhoff.

Michael De Voe
Notary Public in and for said State

