



BK: 2016 PG: 1755
Recorded: 6/23/2016 at 9:28:30.0 AM
Fee Amount: \$17.00
Revenue Tax: \$25.60
LISA SMITH RECORDER
Madison County, Iowa

This instrument prepared by:

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

Phone No.: 515-453-4216

Return to:

Larry K Bishop and Ruth M Bishop, 220 E Jefferson, Osceola , IA 50213

Mail tax statements to:

Larry K Bishop and Ruth M Bishop, 220 E Jefferson, Osceola , IA 50213

Order No.: MES-66434/AS

WARRANTY DEED

Legal: **Lot 14 of Burhans West Addition, City of Truro, Madison County, Iowa**

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **JRB Investments, Inc., a corporation**, does hereby convey unto **Larry K Bishop and Ruth M Bishop, a married couple, 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

The Corporation does hereby covenant with Grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 the Corporation covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

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.

JRB Investments, Inc.

BY: JRB Investments, Inc. by RAB

STATE OF Iowa
COUNTY OF Madison

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) SS:

This instrument was acknowledged before me on June 13, 2016 by Richard Burkens as President of JRB Investments, Inc..



[Signature]
Notary Public in and for said State