



Document 2016 2234

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Date 8/02/2016 Time 10:25:09AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$171.20

Rev Stamp# 303 DOV# 308

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

✓ This instrument prepared by:

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

Phone # (515) 271-8966

✓ Return document to and mail tax statements to:

GERALD FIGHT, 150 SE Maple Avenue, Earlham, Iowa 50072

File #RESC / ELC (rfb)

\$107,500

## WARRANTY DEED

Legal:       **Lots 7 and 8 in Block 12 of the Original Town of Earlham, Madison County, Iowa**

Address:     150 SE Maple Avenue, Earlham, Iowa 50072

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Donald P. Shelley and Barbara S. Shelley, a married couple**, do hereby convey the above-described real estate to **Gerald Fight, a single person**.

### SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantee, 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 Warren )

SS:

On this 25<sup>th</sup> day of July, 2016,  
before me the undersigned, a Notary Public in and for  
said State, personally appeared **Donald P. Shelley**  
**and Barbara S. Shelley, 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.

Cheryl Scott Cheryl Scott

Notary Public in and for said State

Dated: 7-25-, 2016

Donald P. Shelley

Donald P. Shelley

Barbara S. Shelley

Barbara S. Shelley

