



Document 2016 2275

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Date 8/04/2016 Time 10:53:38AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$190.40

Rev Stamp# 308 DOV# 313

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.: 515-453-4771

Return to:

Danny J. Allen and Sonia B. Allen, 3111 Terrace Ln, Truro, IA 50257

Mail tax statements to:

Danny J. Allen and Sonia B. Allen, 3111 Terrace Ln, Truro, IA 50257

Order No.: MES-67454/KR

LSB27131

1/1

\$119,250

WARRANTY DEED

Legal: Lot Four (4) of Cummings Park Plat One (1) located in the Northeast Quarter (¼) of Section Nineteen (19), Township Seventy-four (74) North, Range Twenty-six (26) 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, Northwest Bank f/k/a Northwest Federal Savings Bank, does hereby convey unto Danny J. Allen and Sonia B. Allen, 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.

Northwest Bank

BY: Jeffrey Thomas

STATE OF IOWA)
COUNTY OF CLAY) SS:

This instrument was acknowledged before me on July 29, 2016 by Jeffrey Thomas as Vice President of Northwest Bank.

Debbie M. Claus
Notary Public in and for said State

