



BK: 2017 PG: 202
Recorded: 1/18/2017 at 9:26:17.0 AM
Fee Amount: \$17.00
Revenue Tax: \$224.80
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:

DANIEL AND MARCIE STILES, 515 NE Oak Avenue, Earlham, Iowa 50072

File #RESC / NRW (rfb)

WARRANTY DEED

Legal: Lot 2 in CLEARVIEW SECOND ADDITION, an Official Plat, now included in and forming a part of the City of Earlham, Madison County, Iowa

Address: 515 NE Oak Avenue, Earlham, Iowa 50072

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Eric A. Raber and Stephanie L. Raber, a married couple**, do hereby convey the above-described real estate to **Daniel L. Stiles, Jr. and Marcie D. Stiles, 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 Polk) SS:

On this 10th day of January, 20 17,
before me the undersigned, a Notary Public in and for
said State, personally appeared **Eric A. Raber and
Stephanie L. Raber, 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.

Nichole Waller
Notary Public in and for said State

Dated: January 10th, 20 17

Eric A. Raber
Eric A. Raber

Stephanie L. Raber
Stephanie L. Raber

