



Document 2017 429

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Date 2/06/2017 Time 11:47:04AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$760.00

Rev Stamp# 55 DOV# 61

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400,
Des Moines, IA 50309

Phone No.: 515-453-4612

Return to:

Amanda M. DePhillips and Frank M. DePhillips, 1324 Utopia Ct., Van Meter, IA 50261

Mail tax statements to:

Amanda M. DePhillips and Frank M. DePhillips, 1324 Utopia Ct., Van Meter, IA 50261

Order No.: MES-70730/LS

$\frac{1}{3}$ \$475,435

LSB32320

WARRANTY DEED

Legal: **Lot Twenty-three (23) of Woodland Valley Estates Plat No. 2 Subdivision located in the South Half (1/2) of the Northwest Quarter (1/4) of Section Twenty-one (21), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, together with an undivided interest in all common areas as set forth in the Declaration of Association for Woodland Valley Estates Subdivision filed in Book 2004, Page 6107 and in Book 2006, Page 2763 and any supplements and amendments thereto.**



For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Happe Homes, LLP, a limited liability partnership,** does hereby convey unto **Amanda M. DePhillips and Frank M. DePhillips, 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 Limited Partnership does hereby covenant with Grantees, and successors in interest, that the Limited Partnership 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 Limited Partnership 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.

Happe Homes, LLP

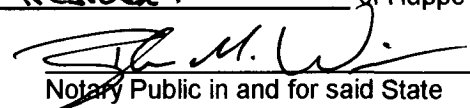
BY: 

STATE OF Iowa)

COUNTY OF Polk)

SS:

This instrument was acknowledged before me on 1-31-17 by Jake Happe as President of Happe Homes, LLP.


Notary Public in and for said State

