



Document 2017 1396

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

Fulfillment Warranty Deed

\$ 75,000

Type of Document

PREPARER INFORMATION: (name, address, phone number)

Hubbard Law Firm
10605 Justin Dr
Urbandale, Ia. 50322 515-222-1700

✓ **TAXPAYER INFORMATION:** (name and mailing address)

Todd, Jill Vande Noord
325 6th St
Minburn, Ia. 50167

RETURN DOCUMENT TO: (name and mailing address)

Todd, Jill Vande Noord

GRANTOR: (name)

M. Jean McDonald

GRANTEE: (name)

Todd Vande Noord
Jill Vande Noord

LEGAL DESCRIPTION: (if applicable)

See page: See page 2

Document or instrument of associated documents previously recorded:
(if applicable)

2014-3094



WARRANTY DEED - JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration,
M. Jean McDonald, single

Todd Vande Noord and Jill Vande Noord, husband and wife do hereby Convey to

as
Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

Parcel "B" located in the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty-Five (35), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M. Madison County, Iowa, containing 21.95 acres, as shown in Plat of Survey filed in Book 2003; Page 204 on January 14, 2003, in the Office of the Recorder of Madison County, Iowa

This Deed is filed in fulfillment of a Real Estate Contract filed in Book 2014; Page 3094.

Grantors do Hereby Covenant with grantees, and successors in interest, that 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 relinquishes 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.

Dated: 12-4-14

M. Jean McDonald
M. Jean McDonald (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Polk, December
This record was acknowledged before me this 4 day of December, 2014, by
M. Jean McDonald, single

Sherry Wiebel
Signature of Notary Public

