



Document 2017 1556

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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$478.40

Rev Stamp# 195 DOV# 198

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX

ANNO

SCAN

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.: 515-453-4794

Mail tax statements and return document to:

David Dose and Donna Dose, 1427 Walnut Lane, Cumming, IA 50061

MDK35328

1/1 \$299,200

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Ryan C. Clark and Summer Clark, a married couple**, do hereby convey unto **David Dose and Donna Dose, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

Parcel "A" located in the East Half (1/2) of the Northwest Quarter (1/4) of Section Twenty-five (25), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 3, Page 292, on July 9, 1998, in the Office of the Recorder of Madison County, Iowa, EXCEPT a tract of land located therein containing 0.497 acres, as shown in Plat of Survey filed in Book 2017, Page 1228, on April 19, 2017, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT a tract of land located therein containing 0.503 acres, as shown in Plat of Survey filed in Book 2017, Page 1227, on April 19, 2017, in the Office of the Recorder of Madison County, Iowa.

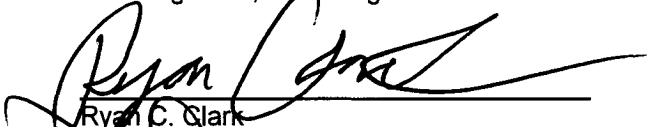


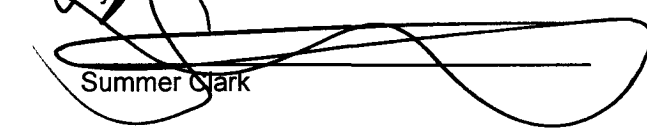
Order No.: MES-73001/JT

SUBJECT TO ANY 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 the Grantors 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.



Ryan C. Clark


Summer Clark

STATE OF Iowa)
COUNTY OF Polk) SS:

This instrument was acknowledged before me on 5-15 2017 by Ryan C. Clark and Summer Clark, a married couple.



Notary Public in and for said State

