



Document 2017 2074

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Date 7/06/2017 Time 12:29:34PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$623.20

ANNO

Rev Stamp# 277 DOV# 285

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$389,900

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH AND RUSSELL LAW FIRM, 2560 - 73rd Street, Urbandale, Iowa 50322

Phone # (515) 633-8870

Return document to and mail tax statements to:

KELLY COLLIER AND JOHN ESTRADA, 2314 Timber Ridge Avenue, St. Charles, Iowa 50240

File #RESC / SAM (rft)

WARRANTY DEED

LIN 33859

Legal: **The West Half of the Northwest Quarter of the Northeast Quarter (W ½ NW ¼ NE ¼) of Section 8, Township 75 North, Range 26, West of the 5th P.M., Madison County, Iowa**

Address: 2314 Timber Ridge Avenue, St. Charles, Iowa 50240



For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Donald W. Shiverick and Lenore K. Shiverick, a married couple**, do hereby convey the above-described real estate to **Kelly Lynn Collier, a single person, and John Michael Estrada, a single person**, 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 Dallas)

SS:

On this 24 day of June, 2017,
before me the undersigned, a Notary Public in and for
said State, personally appeared **Donald W.
Shiverick and Lenore K. Shiverick, 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.

Samantha K Orellana
Notary Public in and for said State

Dated: 6.26., 2017

Donald W. Shiverick
Donald W. Shiverick

Lenore K. Shiverick
Lenore K. Shiverick

