

BK: 2018 PG: 154
Recorded: 1/15/2018 at 8:05:44.0 AM
Fee Amount: \$17.00
Revenue Tax: \$255.20
LISA SMITH RECORDER
Madison County, Iowa

Prepared by: Marcus F. Abels
400 Locust Street, Suite 400
Des Moines, Iowa 50309
Ph: (515) 288-5000

After Recording Return To: Dennis L. Bracewell
2910 47th Street
Des Moines, IA 51310

Address Tax Statements: Dennis L. Bracewell, 2910 47th Street, Des Moines, IA 51310

WARRANTY DEED

For the consideration of One (1) Dollar and other valuable consideration, Mark L. Scharnberg and Jana Scharnberg, husband and wife, Grantors, do hereby convey to Dennis L. Bracewell and Brenda J. Bracewell, husband and wife, Grantees, the following described real estate in Madison County, Iowa:

Lot Thirty-four (34) of Phase II, Timber Ridge Estates, located in the Northeast Quarter (1/4) of Section Twenty-nine (29) in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, AND Parcel "G", a part of Lot Thirty-three (33) of said Phase II, Timber Ridge Estates, containing 0.33 acres, as shown on the Plat of Survey filed in Book 2006, Page 5246 on December 19, 2006, in the Office of the Recorder of Madison County, Iowa
AND

Lot Twenty-nine (29) of Phase II, Timber Ridge Estates, located in the Northeast Quarter (1/4) of Section Twenty-nine (29) in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, AND Parcel "F", a part of Lot Thirty (30) of said Phase II, Timber Ridge Estates, containing 0.20 acres, as shown on the Plat of Survey filed in Book 2006, Page 5246 on December 19, 2006, in the Office of the Recorder of Madison County, Iowa

This deed is given in full satisfaction of the Real Estate Contract dated January 15, 2015 and filed January 20, 2016 in Book 2016 at Page 174 in the records of the Madison County Recorder. The general warranties of the grantors herein are limited to January 15, 2015; and thereafter, grantors warrant to defend the premises against the lawful claims of all persons whomsoever claiming by, through or under them.

Purchase Price: \$160,000.00

Revenue: \$255.20

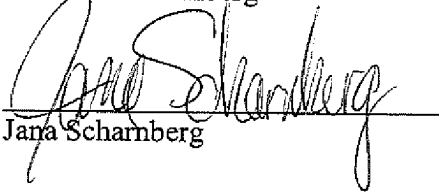
Grantors do Hereby Covenant with Grantees, and successors in interest, that Grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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; according to the context.

Dated: December 29, 2017



Mark L. Scharnberg



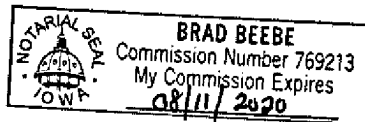
Jana Scharnberg

STATE OF IOWA)

ss.

COUNTY OF POLK)

This instrument was acknowledged before me on December 29, 2017, by Mark L. Scharnberg and Jana Scharnberg, husband and wife.



NOTARY PUBLIC IN AND FOR THE
STATE OF IOWA
My Commission Expires: 08/11/2020