



BK: 2018 PG: 349
Recorded: 1/31/2018 at 11:00:38.0 AM
Fee Amount: \$17.00
Revenue Tax: \$127.20
LISA SMITH RECORDER
Madison County, Iowa

This instrument prepared by:

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

Phone # (515) 633-8870

Return document to and mail tax statements to:

STEVE AND PAULA WILSON, 14403 Maple Drive, Urbandale, Iowa 50323

File #RESC / SAM (rfb)

WARRANTY DEED

Legal: **Lot 2 of CIDER RIDGE SUBDIVISION, located in the Southwest Fractional Quarter of the Northwest Quarter (SW ¼ NW ¼) and in the Northwest Fractional Quarter of the Southwest Quarter (NW ¼ SW ¼) of Section 6, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa**

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Elizabeth Reels and Jason Reels, a married couple**, do hereby convey the above-described real estate to **Steve E. Wilson II and Paula S. Wilson, a married couple**, 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 23rd day of January, 2018,
before me the undersigned, a Notary Public in and for
said State, personally appeared **Elizabeth Reels**,
spouse of, Jason Reels, 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.

Quebin Jimenez
Dallas County, IA
Notary Public in and for said State

Dated: January 23, 2018, 2018

Elizabeth Reels
Elizabeth Reels



STATE OF IOWA)

COUNTY OF Dallas)

SS:

On this 23 day of January, 2018,
before me the undersigned, a Notary Public in and for
said State, personally appeared **Jason Reels**,
spouse of, Elizabeth Reels, 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: January 23, 2018

Jason Reels
Jason Reels

