



Document 2018 507

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Date 2/14/2018 Time 1:37:05PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$343.20

Rev Stamp# 61 DOV# 62

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

\$215,000.⁰⁰

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)453-4768

✓ Mail tax statements and return document to:
Colin E. Russell and Jordan J. Russell, 210 4th St SE, Earlham, IA 50072

WARRANTY DEED

P180117

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Paul Canelos and Jennifer Canelos, a married couple**, do hereby convey unto **Colin E. Russell and Jordan J. Russell, a married couple**, as **Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

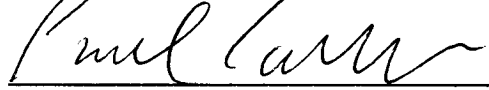
Lots Eleven (11) and Twelve (12) in Block Nine (9) and the North 120 Feet of the Alley running North and South through said Block, in TAYLOR'S ADDITION to the Town of Earlham, Madison County, Iowa

Order No.: MES-77824/AJ

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.


Paul Canelos


Jennifer Canelos

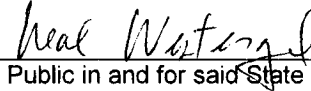


STATE OF Iowa)

COUNTY OF Polk)

SS:

This instrument was acknowledged before me on 2-6 2018 by Paul Canelos and Jennifer Canelos, a married couple.


Notary Public in and for said State