

BK: 2018 PG: 1640
Recorded: 5/24/2018 at 12:37:20.0 PM
Fee Amount: \$17.00
Revenue Tax: \$167.20
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:

MICHAEL AND ANGELA PETERSON, 415 SE 2nd Street, Earlham, Iowa 50072

File #RESC / SAM (rfb)

WARRANTY DEED

Legal: Lot 1 in 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) in 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 **Michael K. Peterson and Angela M. Peterson, 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 7 day of May, 2018,
before me the undersigned, a Notary Public in and for
said State, personally appeared **Elizabeth Reels and
Jason Reels, 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: May 7th, 2018

Elizabeth Reels
Elizabeth Reels

Jason Reels
Jason Reels

