



Document 2018 2394

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Date 7/24/2018 Time 1:23:41PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$151.20

ANNO

Rev Stamp# 299 DOV# 304

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309
Phone No.: 515-453-4681

E ✓ Mail tax statements and return document to:
Tim Mohrfeld and Tammy Mohrfeld, 15000 Bryn Mawr Dr, Clive, IA 50325

MOK49229

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1

\$95,000

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Craig A. Leonard and Robin M. Leonard, a married couple**, do hereby convey unto **Tim Mohrfeld and Tammy Mohrfeld, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

Lot Thirty-seven (37) 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.



Order No.: MES-81210/KG

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.



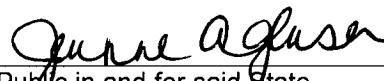
Craig A. Leonard



Robin M. Leonard

STATE OF Iowa)
COUNTY OF Polk) SS:

This instrument was acknowledged before me on 7/20 2018 by Craig A. Leonard and Robin M. Leonard, a married couple.



Notary Public in and for said State

