



Document 2019 1820

Book 2019 Page 1820 Type 03 001 Pages 2

Date 6/19/2019 Time 1:14:00PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$623.20

ANNO

Rev Stamp# 215 DOV# 223

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.: 515-453-4638

✓ Mail tax statements and return document to:

Jeffrey Erickson and Deborah Erickson, 1317 Old Portland Road, Van Meter, IA 50261

4

$\frac{1}{2}$

\$ 390,000

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **John P. Volk and Ann R. Volk, a married couple**, do hereby convey unto **Jeffrey Erickson and Deborah Erickson, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

Lot Seventeen (17) of Prairie Ridge Estates located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty (20), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, together with the undivided percentage interest in the general common elements as set forth in the Declaration of Association for Prairie Ridge Estates Association filed in Book 2002, Page 2126 of the Madison County Recorder's Office.

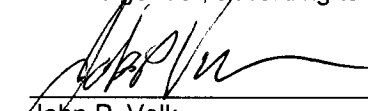


Order No.: MES-86158/AD

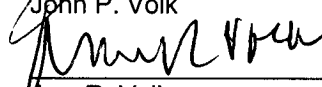
SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

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.



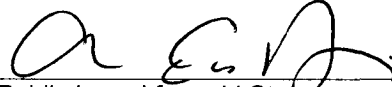
John P. Volk



Ann R. Volk

STATE OF Iowa)
COUNTY OF Polk) SS:

This instrument was acknowledged before me on June 17 2019 by John P. Volk and Ann R. Volk, a married couple.



Notary Public in and for said State

