

BK: 2019 PG: 2514
Recorded: 8/14/2019 at 1:32:44.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa



WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

Taxpayer Information: (Name and complete address)

Bryan W. Mutchler
1409 Juniper Trail
Earlham, Iowa 50072

Return Document To: (Name and complete address)

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:

Martha Mutchler

Grantees:

Bryan W. Mutchler

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of \$1.00 and no/100ths----- Dollar(s)
and other valuable consideration, MARTHA MUTCHLER, a single person,
do hereby Convey to
BRYAN W. MUTCHLER
the following described real estate in
Madison County, Iowa:

A parcel of land located in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Four (4),
Township Seventy-seven (77) North, Range Twenty-Eight (28) West of the 5th P.M., Madison County, Iowa,
containing 3.00 acres, more or less, as shown in Plat of Survey filed in Book 2, Page 259 on August 20, 1991,
in the Office of the Recorder of Madison County, Iowa.

This is a transfer is between parent and child for monetary consideration of less than \$500; therefore, this
transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard
sattement filing requirements pursuant to Section 428A.2(11), Code of Iowa.

Grantors do Hereby Covenant with grantees, and successors in interest, that 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 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.

Dated on August 13th, 2019.

mmutchler
Martha Mutchler (Grantor)
(Grantor)
(Grantor)
(Grantor)

STATE OF IOWA, COUNTY OF MADISON
This record was acknowledged before me on August 13, 2019, by Martha Mutchler



Sara Tessmer
Signature of Notary Public