



Document 2019 2856

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Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$404.00

ANNO

Rev Stamp# 358 DOV# 373

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

#253,000.00



WARRANTY DEED

P193229

Return to: Rachel L. Eller, 223 W Lane St., Winterset, IA 50273

Taxpayer: Rachel L. Eller, 223 W Lane St., Winterset, IA 50273

Preparer: David M. Erickson, 215 10th St., #1300, Des Moines, Iowa 50309, Phone: (515) 288-2500

For the consideration of One Dollar(s) and other valuable consideration, James Garman and Erinn E. Garman, husband and wife, do hereby Convey to Rachel L. Eller, single, the following described real estate in Madison County, Iowa: See 1 in Addendum

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 8/29/19

[Signature] James Garman (Grantor)

[Signature] Erinn E. Garman (Grantor)

STATE OF IOWA, COUNTY OF MADISON This record was acknowledged before me on 8/29/19, by James Garman and Erinn E. Garman, husband and wife



[Signature] Signature of Notary Public

Addendum

1. A tract of land commencing 503 feet East of the Southwest corner of the South Half of the Southwest Quarter of the Northeast Quarter of the Northeast Quarter of Section 36, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa, thence North $18^{\circ} 53'$ East, 84.35 feet; thence West 142.4 feet; thence South $0^{\circ} 27'$ East, 80 feet to the south line of said 5-acre tract; thence East 115 feet to the point of beginning, AND A tract of land commencing at the Southwest corner of the Northeast Quarter of the Northeast Quarter of Section 36, Township 76 North, Range 28 West of the 5th P.M., City of Winterset, Madison County, Iowa, thence North $90^{\circ} 00' 00''$ East 388.00 feet along the south line of said Northeast Quarter of the Northeast Quarter and north line of Lane Street to the east line of 3rd Avenue, thence North $0^{\circ} 21' 29''$ East 80.00 feet along the east line of said 3rd Avenue to point of beginning; thence continuing North $0^{\circ} 21' 29''$ East 52.00 feet; thence North $90^{\circ} 00' 00''$ East 142.40 feet; thence South $0^{\circ} 21' 29''$ West 52.00 feet; thence North $90^{\circ} 00' 00''$ West 142.40 feet to the point of beginning, containing 0.1700 Acres, AND Parcel "F" located in the Northeast Quarter of the Northeast Quarter of Section 36, Township 76 North, Range 28 West of the 5th P.M., City of Winterset, Madison County, Iowa, containing 0.011 acres, as shown in Plat of Survey filed in Book 2, Page 359 on June 26, 1998, in the Office of the Recorder of Madison County, Iowa.