



Document 2019 3861

Book 2019 Page 3861 Type 03 001 Pages 2
Date 12/05/2019 Time 1:43:12PM

Rec Amt \$12.00 Aud Amt \$5.00 INDX
Rev Transfer Tax \$935.20 ANNO
Rev Stamp# 465 DOV# 483 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)453-4637

E Mail tax statements and return to:

Gregory D Cabalka and April M Cabalka, 1529 Old Portland Rd, Van Meter, IA 50261

$\frac{1}{2}$

\$585,000

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **McCartney Trim Corporation, a corporation**, does hereby convey unto **Gregory D Cabalka and April M Cabalka, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

Parcel "D" located in the North Half (1/2) of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty-two (32), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 10.00 acres, more or less, as shown in Plat of Survey filed in Book 2018, Page 2904 on September 10, 2018, in the Office of the Recorder of Madison County, Iowa.



Order No.: MES-89515/BS

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantor hereby covenants with Grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 the Grantor covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

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.

McCartney Trim Corporation



Marc McCartney
Printed Name

STATE OF Iowa)
COUNTY OF Madison)

SS:

This instrument was acknowledged before me on Nov. 27, 2019 by Marc McCartney as owner of McCartney Trim Corporation.

Matthew E Cole
Notary Public in and for said State

