

BK: 2020 PG: 1298  
Recorded: 4/16/2020 at 3:29:58.0 PM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$1,095.20  
LISA SMITH RECORDER  
Madison County, Iowa

CONSIDERATION \$685,000

This instrument prepared by:  
JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309  
Phone No.: 515-453-4216

Mail tax statements and return document to:  
Devon Mulligan and Emily Beth Soupene-Mulligan, 2053 145th Lane, Earlham, IA 50072

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## WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Troy D. Havener and Victoria M. Havener, a married couple**, do hereby convey unto **Devon Mulligan and Emily Beth Soupene-Mulligan, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

**The West Half (½) of the Northeast Quarter (¼) of Section Twenty-six (26), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; EXCEPT the following described tracts, to-wit:**

- 1. All that part thereof, lying North of the main channel of North Branch of North River as it flowed across said 80-acre tract on April 8, 1952;**
- 2. Parcel "A" located in the Southwest Quarter (¼) of the Northeast Quarter (¼) of said Section Twenty-six (26), containing 8.52 acres, as shown in Plat of Survey filed in Book 2006, Page 3228 on August 4, 2006, in the Office of the Recorder of Madison County, Iowa;**
- 3. Parcel "B" located therein, containing 8.13 acres, as shown in Plat of Survey filed in Book 2008, Page 3595 on December 15, 2008, in the Office of the Recorder of Madison County, Iowa;**

Order No.: 808-11258/DW

**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.

Troy D. Havener  
Troy D. Havener

Victoria M. Havener  
Victoria M. Havener

STATE OF Nevada )  
COUNTY OF Clark ) SS:

This instrument was acknowledged before me on April 13 2020 by Troy D. Havener and Victoria M. Havener, a married couple

Dominique Hayes  
Notary Public in and for said State

