



Document 2020 1607

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Date 5/12/2020 Time 8:23:34AM

Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$303.20

Rev Stamp# 151 DOV# 151

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK



\$190,000

**WARRANTY DEED**

Return to: Earlham Community School District, 535 N. Chestnut Street, Earlham, IA 50072

Taxpayer: Earlham Community School District, 535 N. Chestnut Street, Earlham, IA 50072

Preparer: Jeffrey N. Bump, Bump & Bump, LLP, Box 127 Panora, IA 50216 (641) 755-2131

For the consideration of One Dollar(s) and other valuable consideration, Ben R. Sloss and Loretta A. Sloss, husband and wife

Earlham Community School District do hereby Convey to

Earlham Community School District the following described real estate in Madison County, Iowa: A tract of land located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Six (6), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, and more particularly described as follows to-wit: commencing 30 rods North of the Southeast corner of the West Half (1/2) of the Northwest Quarter (1/4) of said Section Six (6), and running thence South 30 rods, thence West 14 rods, thence North 19 rods and 7 feet, thence in a Northeasterly direction to the point of beginning, subject to and together with any and all easements, covenants, and restrictions of record.

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.

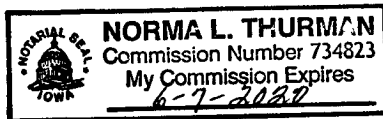
Dated on 5/5/2020

Ben R. Sloss  
Ben R. Sloss (Grantor)

Loretta Sloss  
Loretta A. Sloss (Grantor)

STATE OF IOWA, COUNTY OF Guthrie

This record was acknowledged before me on May 5, 2020, by Ben R. Sloss and Loretta A. Sloss, husband and wife



Norma L. Thurman  
Signature of Notary Public