



Document 2020 3353

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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$122.40

Rev Stamp# 399 DOV# 390

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

Preparer: Danielle Guisinger, 2202 Woodlands Pkway, Clive, IA 50325 (515) 3710117

✓ Taxpayer Information and Return To:

Nathan Hibbs, 5880 NE 54th Ct, Johnston, IA 50131

P205808
LW86525

\$77,000

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Douglas T. Jones, Sr., a single person**, does hereby Convey to **Nathan Hibbs and Samantha Hibbs, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, in the following described real estate:

Parcel "L" located in the South Half (1/2) of the Northwest Fractional Quarter (1/4) and in the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty (30), Township Seventyfive (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 10.00 acres, as shown in Plat of Survey filed in Book 2019, Page 1627 on June 4, 2019, in the Office of the Recorder of Madison County, Iowa;

Subject to all covenants, restrictions and easements 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,

