

Document 2020 771

Book 2020 Page 771 Type 03 001 Pages 2 Date 3/12/2020 Time 2:38:46PM Rec Amt \$12.00 Aud Amt \$20.00

INDX **ANNO SCAN**

LISA SMITH, COUNTY RECORDER MADISON COUNTY IOWA

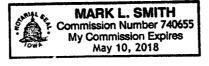
CHEK

WARRANTY DEED **Keturn to: Mark L. Smith, POB 230, Winterset, IA 50273 **Control of the control of the contro
Preparer: Mark L. Smith, POB 230, Winterset, IA 50273, Phone: (515) 462-3731 Taxpayer: Colton Eyerly, 1671 Fox Trail, Winterset, IA 50273
For the consideration of
do hereby Convey to
Colton Eyerly the following described real estate in
Madison County, Iowa: See Attached Legal
This Deed is given in fulfillment of Real Estate Contract recorded in Book 2017, Page 2455 on August 9, 2017; AND, Real Estate Contract recorded on August 9, 2017, in Book 2017, Page 2454 of the Recorder's Office of Madison County,
Iowa
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

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 8/8/7Ervin A. Jones (Grantor) Mellia E. Jones (Grantor)

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,

STATE OF IOWA , COUNTY OF This record was acknowledged before me on ___ and Nellie E. Jones



Signature of Notary Public

All that part of the West Half (½) of the Northeast Quarter (¼) of the Northeast Quarter (¼) of Section Eighteen (18), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, AND all that part of the Northwest Quarter (¼) of the Northeast Quarter (¼) of said Section Eighteen (18) lying and being North and East of the center of the main channel of Middle River;

AND



All that part of the Southwest Quarter (¼) of the Southwest Quarter (¼) of Section Eight (8), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, which lies South and East of the public highway; **AND** all that part of the Southeast Quarter (¼) of the Southwest Quarter (¼) of said Section Eight (8) which lies South and West of Middle River;

AND



The Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Seventeen (17), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, **AND** all that part of the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Seventeen (17) which lies North and West of the center of Middle River;

AND



The North 26 acres of the East Half (½) of the East Half (½) of the Northeast Quarter (¼) of Section Eighteen (18), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa;

AND



Lot 1 of the Subdivision of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Seven (7), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa,

