



Document 2020 98

Book 2020 Page 98 Type 03 001 Pages 2  
Date 1/09/2020 Time 2:04:12PM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$767.20  
Rev Stamp# 8 DOV# 10

INDX  
ANNO  
SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

✓ **Return To:** Audrey Eshelman, 5276 NE 88th, Altoona, IA 50009

**Taxpayer:** Audrey Eshelman, 5276 NE 88th, Altoona, IA 50009

**Preparer:** Jerrold B. Oliver, 101 1/2 W. Jefferson, PO Box 230, Winterset, IA 50273 515-462-3731

### WARRANTY DEED

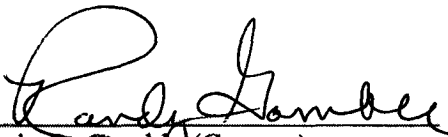
For the consideration of \$480,000 Dollar(s) and other valuable consideration, Randy D. Gamble and Julie A. Gamble, Husband and Wife do hereby Convey to Audrey Eshelman, a Life Estate, and Alicia Adkins, Remainder, the following described real estate in Madison County, Iowa:

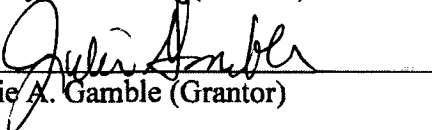
The South Half (1/2) of the Northwest Quarter (1/4) and all that part of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) lying North of the County Highway, ALL in Section Twenty-seven (27), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

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 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: Jan 9, 2020.

  
Randy D. Gamble (Grantor)

  
Julie A. Gamble (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on Jan 9, 2020, by Randy D. Gamble and Julie A. Gamble.

  
Signature of Notary Public

