



Document 2022 3070

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Date 10/21/2022 Time 12:08:30PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$531.20

Rev Stamp# 396 DOV# 390

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$32,500⁰⁰

Preparer: David C. Pulliam, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (7424RE)

Return To: Phillip J. Clifton and Brenda R. Clifton, 2223 204th Court, Winterset, IA 50273

Taxpayer Information: Phillip J. Clifton and Brenda R. Clifton, 2223 204th Court, Winterset, IA 50273

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WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Bryan C. Mescher, a single person**, does hereby Convey to **Phillip J. Clifton and Brenda R. Clifton, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Auditor's Parcel Letter "A" located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) and in the West Half (1/2) of the Southwest Quarter (1/4) of Section One (1), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 2, Page 674 on April 29, 1996 in the Office of the Recorder of Madison County, Iowa, EXCEPT Parcel "H" as shown in Plat of Survey filed in Book 2022, Page 2837 on September 28, 2022 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, 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.

