Book 2012 Page 2214 Type 03 001 Date 7/30/2012 Time 3:10 PM Rec Amt \$12.00 Aud Amt \$5.00

INDXL **ANNO SCAN** 

LISA SMITH, COUNTY RECORDER MADISON COUNTY IOWA

CHEK

SPACE ABOVE THIS LINE FOR RECORDER WARRANTY DEED

Prepaired By: Bradley THamilton, 3425 SW. 315 D.M. IL SO321

V Leturn To: Chisola Lairl 208 River Berlagton DA 50033 515 494-893

address tax stantes Brantoria Bradley THEmilton as joint tentants with full rights of surjoisting subject to all covenants, restrictions and Easements of RECORD.

Grantors do hereby covenant with grantees, and their successors in interest, that said grantors hold fee title to the real estate; that they have good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever except as may be above stated; and they covenant to warrant and defend said real estate against the lawful claims of all persons, except as may be

above stated. See Attached

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to such real estate. Consideration less than \$50000

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 \_ ] - 30

By: Bradley V. Hamilton

STATE OF IOWA

COUNTY OF MEDISON

On this 30 day of 44, A.D. 199 before me, a Notary Public in and for the State of Iowa, personally appeared Braciley Tyler Hamilton, Single Person Husband and WIFE, known to be the persons named in and who executed the foregoing instrument, and acknowledge that they executed the same as their voluntary act and deed.

JESSICA ALDRIDGE mmission Number 768383

Jessien Alanage

That part of the following described parcel lying North of the West Half (\( \)) of Block Seventeen (17) of the Original Town of Bevington, Madison County, Iowa: Beginning at a point where the Southeasterly right of way line of the abandoned Chicago, Rock Island & Pacific Railroad intersects the West line of Block Seventeen (17), thence North 112.2 feet to the Northwesterly right of way line of said railroad, thence Northeasterly along said railroad 224.46 feet; thence South 112.2 feet, thence West 224.46 feet to the point of beginning, all of the above described tract being in the Town of Bevington, Madison County, Iowa.