



Document 2013 3707

Book 2013 Page 3707 Type 03 001 Pages 1

Date 12/12/2013 Time 3:55 PM

Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$343.20

Rev Stamp# 379 DOV# 389

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

Return to Preparer: Warren A. Varley, 201 NE 2nd St., PO Box 235, Stuart, IA 50250; 515-523-2456.

Address Tax Statement: Bryan & Lindsey Mutchler, 1409 Juniper Trail, Earlham, IA 50072

215,000.00

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, I, **Eric Howard Marchant**, a single person, do hereby Convey to **Bryan Mutchler** and **Lindsey Mutchler**, [Grantees], as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

1/2

The South Half of the Northeast Quarter of the Northeast Quarter (S $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section Twenty-eight (28) in Township Seventy-seven (77) North of Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; subject to easements and restrictions of record.



Grantor does Hereby Covenant with grantee, and successors in interest, that grantor holds the real estate by title in fee simple; that he has 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 grantor Covenants 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.

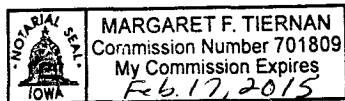
Words and phrases herein, including acknowledgment hereof, shall be construed as in the correct grammatical number or gender, according to the context.

Dated: 12.3.2013

Eric Howard Marchant
Eric Howard Marchant [Grantor]

State of Iowa)
County of Lathrie) ss:

This instrument was acknowledged before me, a Notary Public in and for said State, on this 3rd day of December, 2013, by **Eric Howard Marchant**, a single person.



My Commission Expires: Feb. 17, 2015

Margaret F. Tiernan
Notary Public in and for State of Iowa