



Document 2014 1446

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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$174.40

Rev Stamp# 194 DOV# 201

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

CHEK

Preparer: Zorica Ilic Burch, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801 (192RMX)

✓ Return To: Charity Wheatley, 360 SW Walnut Ave., Earlham, IA 50072

Taxpayer Information: Charity Wheatley, 360 SW Walnut Ave., Earlham, IA 50072

\$109,500

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Sonny A. Groves and Kelly K. Groves, a married couple**, do hereby convey to **Charity Wheatley, a single person**, the following described real estate in Madison County, Iowa:

A tract of land in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Seven (7), in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., City of Earlham, Madison County, Iowa, containing 0.2754 acres, as shown in the Plat of Survey filed in Plat Book 2, Page 2 on July 26, 1985 in the Office of the Recorder of Madison County, Iowa,

AND

Parcel "D" in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Seven (7), containing 0.091 acres, as shown in the Plat of Survey filed in Book 2008, Page 1698 on May 28, 2008, in the Office of the Recorder 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 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: June 13, 2014

Sonny A. Groves

Kelly K. Groves

STATE OF IOWA)
) ss:
COUNTY OF Madison)

On this 13 day of June, 2014, before me the undersigned, a Notary Public in and for said State, personally appeared **Sonny A. Groves and Kelly K. Groves, a married couple**, to me known to be the identical person(s) named in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their voluntary act and deed.

 **KEITH SOLDWISCH**
Commission Number 784429
My Commission Expires
June 5, 2017
Keith Soldwisch
Notary Public in and for said State