



Document 2015 2297

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Date 8/13/2015 Time 10:29:14AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$396.00

Rev Stamp# 273 DOV# 288

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$248,000.00

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (2391ESP)

✓ Return To: Clifton D. Tuttle, 3103 Terrace Lane , Truro, Iowa 50257

Taxpayer Information: Clifton D. Tuttle, 3103 Terrace Lane , Truro, Iowa 50257

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Margaret F. Ripperger, a single person**, does hereby Convey to **Clifton D. Tuttle and Jessica L. Tuttle, husband and wife**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Parcel "A", located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Eighteen (18), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 22.904 acres, as shown in Plat of Survey filed in Book 3, Page 642 on November 7, 2000, 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.

Dated: 7-30-15

Margaret F. Ripperger
Margaret F. Ripperger

STATE OF Iowa,
COUNTY OF Madison ss:

On this 30 day of July, 2015, before me the undersigned, a Notary Public in and for said State, personally appeared Margaret F. Ripperger, a single person, 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.

BETSY HAAS-REINECK
Notarial Seal - IOWA
Commission No. 65434
My Commission Expires June 19, 2017

Betsy Haas-Reineck
Notary Public in and for said State