



Document 2015 2317

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Recorded: 8/14/2015 at 2:42:04.0 PM

Fee Amount: \$22.00

Revenue Tax: \$151.20

LISA SMITH RECORDER

Madison County, Iowa

INDX ✓  
ANNO  
SCAN  
CHEK

Rev Stamp# 280 DOV# 293



\$95,000

**WARRANTY DEED**  
THE IOWA STATE BAR ASSOCIATION  
Official Form #101  
Recorder's Cover Sheet

**Preparer Information:** (Name, address and phone number)

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

**Taxpayer Information:** (Name and complete address)

DeAnn Filkins  
540 N. Chestnut Avenue  
Earlham, Iowa 50072

**Return Document To:** (Name and complete address)

Samuel H. Braland  
P.O. Box 370  
Earlham, Iowa 50072

**Grantors:**

Susan R. Hope

**Grantees:**

DeAnn Filkins

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



### WARRANTY DEED

For the consideration of \$95,000.00 and no/100ths----- Dollar(s) and other valuable consideration,  
SUSAN R. HOPE and MICHAEL V. HOPE, wife and husband.  
do hereby Convey to DeANN FILKINS,  
\_\_\_\_\_ the following described real estate in Madison County, Iowa:

An undivided one-half interest in and to:

Lots Twenty-one (21) and Twenty-two (22) in Block Three (3) of Johnson's Addition to the Town of Earlham, in Madison County, Iowa.

And

An undivided one-half interest in and to:

Lots Twenty-three (23) and Twenty-four (24) in Block Three (3) of Johnson's Addition to the Town of Earlham, 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: August 5, 2015

_____	(Grantor)	<u>Susan R. Hope</u>	Susan R. Hope	(Grantor)
_____	(Grantor)	<u>Michael V. Hope</u>	Michael V. Hope	(Grantor)

STATE OF IOWA COUNTY OF MADISON  
This record was acknowledged before me this 5th day of August, 5, 2015, by Susan R. Hope

Samuel H. Braland  
Signature of Notary Public



STATE OF IOWA, COUNTY OF DALLAS  
This record was acknowledged before me this 26th day of August, 2015, by Michael V. Hope

Lori Welch  
Signature of Notary Public



STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_  
This record was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ by \_\_\_\_\_

\_\_\_\_\_  
Signature of Notary Public

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_  
This record was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ by \_\_\_\_\_

\_\_\_\_\_  
Signature of Notary Public