



Document 2015 2757

Book 2015 Page 2757 Type 03 001 Pages 2

Date 9/18/2015 Time 3:03:00PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$287.20

Rev Stamp# 352 DOV# 366

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

CHEK

### WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 101

Recorder's Cover Sheet

\$180,000

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

Adam Doll, 1009 Main Street, Adel, IA 50003, Phone: (515) 697-4282

<sup>2</sup>/<sub>3</sub>

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

Todd & Diana Hayes, 2261 170th Trail, Winterset, IA 50273

<sup>2</sup>/<sub>3</sub>

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

Adam Doll, 1009 Main Street, Adel, IA 50003

**Grantors:**

Ty Mapes and  
Marsha Mapes

**Grantees:**

Todd Hayes and  
Diana Hayes

**Legal Description:** See Page 2

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

**WARRANTY DEED**

For the consideration of One Dollar(s) and other valuable consideration, Ty Mapes and Marsha Mapes, husband and wife, do hereby Convey to Todd Hayes and Diana Hayes, 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 (SE 1/4) of Section Six (6), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 7.78 acres, as shown in Plat of Survey filed in Book 3, Page 131 on September 18, 1997 in the Office of the Recorder of Madison County, Iowa.

\*Grantors reserve an ingress-egress easement over the west 20 feet of the above-described property in order for Grantors to access adjacent fields to the above-described real estate. In the event the Grantors sell the property in the future that is benefited from this easement, then the easement shall terminate unless the new buyers of the property need the easement for access to the real estate.

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.

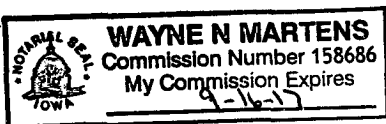
Dated: 9-18-05

Ty Mapes  
Ty Mapes (Grantor)

Marsha Mapes  
Marsha Mapes (Grantor)

STATE OF IOWA, COUNTY OF Madison

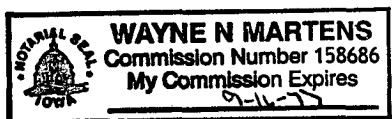
This record was acknowledged before me this 18<sup>th</sup> day of September, 2015 by Ty Mapes.



Wayne N Martens  
Signature of Notary Public

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me this 18<sup>th</sup> day of September, 2015, by Marsha Mapes.



Wayne N Martens  
Signature of Notary Public