



Document 2015 3049

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Recorded: 10/19/2015 at 11:45:10.0 AM

Fee Amount: \$17.00

Revenue Tax: \$227.20

LISA SMITH RECORDER

Madison County, Iowa

INDX  
ANNO  
SCAN  
CHEK

Rev Stamp# 387 DOV# 404

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This instrument prepared by:

JOSEPH F. WALLACE, Abendroth & Russell, P.C., 2560 73rd St, Urbandale, IA 50322-4700

Phone No.: (515)463-4638

Return to:

William Earl Gibson, IV and Kasandra Kay Gibson, 350 SW Walnut Avenue, Earlham, IA 50072

Mail tax statements to:

William Earl Gibson, IV and Kasandra Kay Gibson, 350 SW Walnut Avenue, Earlham, IA 50072

Order No.: MES-60395/LS

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\$142,140

## WARRANTY DEED

Legal: The South 110 feet of a tract of land located in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Seven (7), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing at the Northwest corner of said Seven (7) thence due South 170.0 feet along the section line, thence North 88°38' East, 33.0 feet to the point of beginning; thence continuing North 88°38' East, 168.5 feet; thence due South 220.0 feet; thence South 88°38' West, 168.5 feet; thence due North 220.0 feet along the East right-of-way line of a county road to the point of beginning, containing 0.8508 acres.

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, Jonathan O. Niece, a single person, does hereby convey unto William Earl Gibson, IV and Kasandra Kay Gibson, husband and wife, as Joint Tenants with full rights of survivorship and not as Tenants in Common, the above-described real estate.

**SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD**

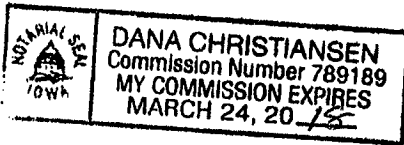
Grantor does hereby covenant with Grantees, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may 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 singular or plural number, and as masculine or feminine gender, according to the context.

Jonathan Niece  
Jonathan O. Niece

STATE OF IOWA )  
COUNTY OF PAK ) SS:

This instrument was acknowledged before me on October 12 2015 by Jonathan O. Niece, a single person.



[Signature]  
Notary Public in and for said State