



Document 2015 3160

Book 2015 Page 3160 Type 03 001 Pages 1

Date 10/26/2015 Time 10:44:46AM

Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$12.00

Rev Stamp# 397 DOV# 414

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓
ANNO
SCAN
CHEK

~~\$8,000~~

✓ **Return Document To:** Matt Goche, 5013 Lakewood Dr, Norwalk, IA 50211

Preparer Information: David C. Pulliam, 4201 Westown Pkwy, Suite 250, West Des Moines, IA 50266,
Phone: (515) 283-1801

Address Tax Statement: Matt Goche, 5013 Lakewood Dr, Norwalk, IA 50211

DCP18066

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, Derek Ripperger, a single person, do hereby Convey to Matt Goche the following described real estate in Madison County, Iowa:

A tract of land located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-four (24), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, described as follows: Commencing on the South line of Clanton Street in the Town of St. Charles at a point 28 rods and 5 feet East of the West line of said Section Twenty-four (24), and running thence South 132 feet, thence East 85 feet, thence North 132 feet, thence West 85 feet to the point of beginning.

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 this 22nd day of October, 2015

Derek Ripperger

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me this 22nd day of October, 2015 by Derek Ripperger, a single person.



Signature of Notary Public