



Document 2016 267

Book 2016 Page 267 Type 03 001 Pages 1
Date 2/03/2016 Time 11:22:22AM
Rec Amt \$7.00 Aud Amt \$5.00
Rev Transfer Tax \$395.20
Rev Stamp# 35 DOV# 37

INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

247,500.⁰⁰

EJ

Return to Preparer: Warren A. Varley, 201 NE 2nd ST, Box 235, Stuart, IA 50250; (515)523-2456
Address Tax Statement: John S. Mills, 1612 - 120th ST, Earlham, IA 50072

1/2

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, **Advancing Grace, LLC**, a limited liability company, does hereby Convey to **John S. Mills** [GRANTEE], the following described real estate in Madison County, Iowa:

The South 770 feet of the Southwest fractional Quarter (1/4) of Section Eighteen (18), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, subject to easements and restrictions of record.



Grantor does Hereby Covenant with grantee, and successors in interest, that grantor holds the real estate by title in fee simple; that it 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 correct grammatical number or gender, according to the context.

Dated: 1/27/16

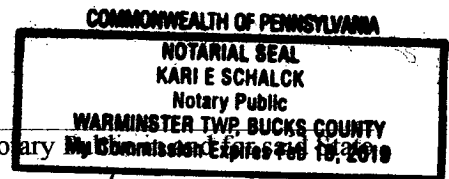
Advancing Grace, LLC [GRANTOR]

By: Raymond F. Ruth, Sr., Manager
Raymond F. Ruth, Sr., Its Manager

State of Pennsylvania, County of Bucks } ss:

This instrument was acknowledged before me on this 27 day of January, 2016, by Raymond F. Ruth, Sr., as manager of Advancing Grace, LLC.

My Comm'n Expires: Feb. 18, 2019



Kari E Schalck