



Document 2016 533

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Date 3/02/2016 Time 12:49:02PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$447.20

Rev Stamp# 61 DOV# 65

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

Preparer: Joseph W. Coppola, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801 (1354RE)

Return To: Timothy S. Hawthorne, 1500 Prairieview Ave, Van Meter, IA 50261

Taxpayer Information: Timothy S. Hawthorne, 1500 Prairieview Ave, Van Meter, IA 50261

LM20568

$\frac{1}{2}$

\$280,000

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Geneva Hawthorne-Helm, a single person**, does hereby Convey to **Timothy S. Hawthorne and Sara A. Hawthorne, a married couple, 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 North Half (1/2) of the Northeast Quarter (1/4) of Section Thirty-three (33), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 21.149 acres, as shown in Plat of Survey filed in Book 3, Page 15 on June 9, 1997, in the Office of the Recorder of Madison County, Iowa.**



Subject to all covenants, restrictions and easements of record.

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: 2/29/16

Geneva L Helm  
Geneva Hawthorne-Helm

STATE OF IOWA            )  
  ) ss:  
COUNTY OF Polk        )

On this 29 day of Feb 2016, ~~2015~~, before me the undersigned, a Notary Public in and for said State, personally appeared **Geneva Hawthorne-Helm, a single person** to me known to be the identical person(s) named in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their voluntary act and deed.

[Signature]

Notary Public in and for said State

