



Document 2016 1320

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INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$ 408,250.⁰⁰

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (2954ESP)

Return To: Michael Mayhew, 2331 290th Street, Peru, Iowa 50222

Taxpayer Information: Michael Mayhew, 2331 290th Street, Peru, Iowa 50222

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WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Eden F. Pearson, a single person**, does hereby Convey to **Michael Mayhew and Shannon Mayhew, husband and wife**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

The Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Five (5), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "H", located therein, containing 35.14 acres, as shown in Plat of Survey filed in Book 2014, Page 2122 on August 25, 2014, in the Office of the Recorder of Madison County, Iowa. AND



Parcel "C" located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Five (5), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 25.009 acres, as shown in Plat of Survey filed in Book 2010, Page 1899 on August 16, 2010, 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

