



Document 2016 2561

Book 2016 Page 2561 Type 03 001 Pages 2

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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$360.80

Rev Stamp# 337 DOV# 342

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

CHEK

### WARRANTY DEED

#### Recorder's Cover Sheet

*\$226,000*

*FMC27505*

Preparer Information: Larry L. Tuel, 6600 University Ave, Suite 132, Des Moines, IA 50324  
(515-271-7766)

*1/2*

Taxpayer Information: James W. Clark - 1875 Summerhill Trail, Winterset, IA 50273

*E* Return Document To: RE/MAX Real Estate Group, 6600 University Ave, Des Moines, IA 50324

Grantors:  
Nicholas E. Hall  
Angie Hall

Grantees:  
James W. Clark

Legal Description: See Page 2

# WARRANTY DEED

For the consideration of One & 00/100 Dollar and other valuable consideration, Nicholas E. Hall and Angie Hall, a married couple, do hereby convey to James W. Clark, a single person, the following described real estate:

Parcel "A", located in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Eighteen (18), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 10.001 acres, as shown in Plat of Survey filed in Book 2003, Page 4789 on August 13, 2003, in the Office of the Recorder of Madison County, Iowa, EXCEPT Parcel "C", located therein, containing 5.87 acres, more or less, as shown in Plat of Survey filed in Book 2016, Page 1488 on May 31, 2016, in the Office of the Recorder of Madison County, Iowa.

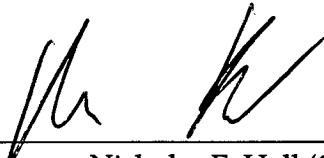


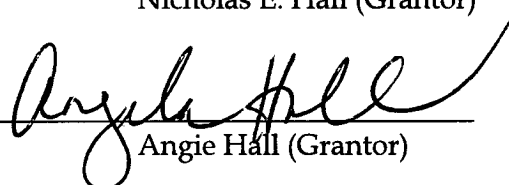
Property Address: 1875 Summerhill Trail, Winterset, Iowa

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: 8/29/16

  
\_\_\_\_\_  
Nicholas E. Hall (Grantor)

  
\_\_\_\_\_  
Angie Hall (Grantor)

STATE OF Iowa, Madison COUNTY, ss:

This record was acknowledged before me on this 29<sup>th</sup> day of August, 2016, the undersigned, by Nicholas E. Hall and Angie Hall, a married couple.

  
\_\_\_\_\_  
Notary Public in and for said State

