



BK: 2016 PG: 2617
Recorded: 9/7/2016 at 10:35:41.0 AM
Fee Amount: \$17.00
Revenue Tax: \$199.20
LISA SMITH RECORDER
Madison County, Iowa



WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, IA 50072 (515) 758-2267

Taxpayer Information: (Name and complete address)
Bricker-Price Block, LLC
6400 Westown Parkway
West Des Moines, Iowa 50266

Return Document To: (Name and complete address)
Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:
Kenneth L. Evans
Rhonda K. Rowe-Evans

Grantees:
Bricker-Price Block, LLC

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of \$125,000.00 and no/100ths----- Dollar(s) and other valuable consideration, KENNETH L. EVANS and RHONDA K. ROWE-EVANS also known as Rhonda K. Evans, husband and wife, do hereby Convey to BRICKER-PRICE BLOCK, LLC, an Iowa limited liability company the following described real estate in Madison County, Iowa:

The North One-third (1/3) of Lot One (1) in Block Nine (9) of the Original Town of Earlham, Madison County, Iowa, and a tract commencing at the Northeast corner of said Lot One (1) and running thence West to the Northwest corner thereof, thence North 2 feet, thence East 145 feet, thence South 2 feet to the point of beginning.

AND

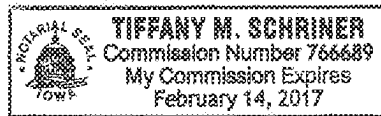
A part of Lot One (1) in Block Nine (9), of the Original Town of Earlham, Madison County, Iowa, described as follows, to-wit: Commencing 20 feet South of the Northeast Corner of said Lot, and running thence West 145 feet, thence South 18 feet, thence East 50 feet, thence South 4 feet, thence East 95 feet, thence North 22 feet to the point of beginning. Subject to easements, restrictions and covenenats of record, if any.

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 on August 31, 2016

Handwritten signatures of Kenneth L. Evans and Rhonda K. Rowe-Evans, followed by printed names and (Grantor) labels.

STATE OF IOWA, COUNTY OF MADISON. This record was acknowledged before me on August 31, 2016, by Kenneth L. Evans and Rhonda K. Rowe-Evans



Handwritten signature of Tiffany M. Schriener and printed text: Signature of Notary Public