



Document 2016 2807

Book 2016 Page 2807 Type 03 001 Pages 2

Date 9/26/2016 Time 10:29:32AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$311.20

Rev Stamp# 373 DOV# 373

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓
ANNO
SCAN
CHEK



#195,000.²

WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 101

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

James Larson, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067; Phone: (515) 462-4912

Taxpayer Information: (Name and complete address)

Mary A. McLaughlin, 1493 Warren Avenue, Cumming, IA 50061

✓ **Return Document To:** (Name and complete address)

James Larson, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067

Grantors:

Arlan Herzberg

Grantees:

Richard J. McLaughlin

Mary A. McLaughlin

Legal description: See Page 2

Document or instrument number of previously recorded documents:

N/A



WARRANTY DEED

For the consideration of \$195,000.00 Dollar(s) and other valuable consideration, Arlan Herzberg, a Single Person, do hereby Convey to Mary A. McLaughlin,

the following described real estate in Madison County, Iowa: Parcel "A", located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-five (25), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 3.001 acres, as shown in Plat of Survey filed in Book 2002, Page 4192 on August 27, 2002, in the Office of the Recorder of Madison County, 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 on September 21, 2016.

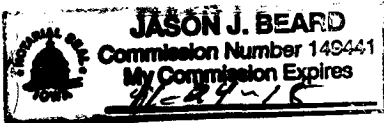
[Signature] Arlan Herzberg (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON This record was acknowledged before me on September 21, 2016, by Arlan Herzberg



[Signature] Signature of Notary Public 11-29-18