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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$423.20

Rev Stamp# 485 DOV# 483

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX ✓  
ANNO  
SCAN  
CHEK

This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309

Phone No.: 515-453-4661

✓ Mail tax statements and return document to:

Jeffrey A Levine, II and Kendra Levine, 3281 220th St, Saint Charles, IA 50240

\$ 265,000

## WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Donald E Dougherty and Janice L Carter, a married couple**, do hereby convey unto **Jeffrey A Levine, II and Kendra Levine, a married couple**, as **Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

**A parcel of land described as follows, to-wit: Commencing at the Northeast corner of Section Two (2), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, which is the point of beginning; thence South 83° 59' West 298.60 feet to the centerline of a county road; thence Easterly 161.59 feet along a 520.87 foot radius curve concave Northerly with a 160.95 foot chord bearing North 83° 53' East; thence South 87° 58' East 755.56 feet; thence Easterly 237.50 feet along a 1,432.40 foot radius curve concave Northerly with a 237.23 foot chord bearing South 83° 13' East to the East line of said Section Two (2); thence North 643.73 feet to point to beginning, containing 13.9365 Acres including 0.8898 Acres of country road right of way.**

Order No.: MES-69446/JEH

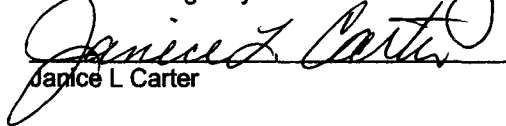
**SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD**

Grantors do hereby covenant with Grantees, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors 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.



Donald E Dougherty



Janice L Carter

STATE OF Iowa )  
COUNTY OF Madison )

SS:

This instrument was acknowledged before me on November 16, 2016 by Donald E Dougherty and Janice L Carter, a married couple.

  
Notary Public in and for said State

