

Document 2017 1823

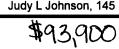
Book 2017 Page 1823 Type 03 001 Pages 2 Date 6/13/2017 Time 10:31:29AM Rec Amt \$12.00 Aud Amt \$10.00 INDX / Rev Transfer Tax \$149.60 ANNO Rev Stamp# 236 D0V# 242 SCAN CHEK

LISA SMITH, COUNTY RECORDER MADISON COUNTY 10WA

This instrument prepared by:

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

Phone No.: 515-453-4216



Mail tax statements and return document to: Judy L Johnson, 145 E Turner St, Truro, IA 50257

## **WARRANTY DEED**

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, Nicholas Franklin, a single person, does hereby convey unto Judy L Johnson, a single person, the following described real estate:

Parcel "F", located upon a part of Lot 5 in LIKEN'S SECOND ADDITION to the town of Truro, and located in the SW 1/4 of the NW 1/4 of Section 15, Township 74 North, Range 26 West of the 5th P.M., Madison County, lowa, on part of the former Chicago, Burlington & Quincy Rail Road Company right-of-way, ALL located in the Town of Truro, Madison County, Iowa, and containing 0,225 acres, as shown in Plat of Survey filed in Book 2003, Page 3122 on May 29, 2003 in the Office of the Recorder of Madison County, Iowa.

Order No.: MES-73164/DW

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

Grantor does hereby covenant with Grantee, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has 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 Grantor covenants 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.

	Nicholas Franklin
STATE OF	SS:
This instrument was acknowledged before me of Franklin, a single person.	on June 9th 2020 by Nicholas
N	otary Public in and for said State

TANNER K LOYD Commission Number 782093 My Commission Expires

Order No.: MES-73164/DW