



BK: 2017 PG: 1994
Recorded: 6/28/2017 at 8:48:48.0 AM
Fee Amount: \$12.00
Revenue Tax: \$348.00
LISA SMITH RECORDER
Madison County, Iowa

Preparer: Matthew D. Kern, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (197RTE)
Return To: Clinton P. Henry, 2461 Walnut Trail, Saint Charles, IA 50240
Taxpayer Information: Clinton Paul Henry, 2461 Walnut Trail, Saint Charles, IA 50240

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **John Joseph Thompson and Luisita Dona Thompson, husband and wife**, do hereby Convey to **Clinton P. Henry, a single person**, the following described real estate in Madison County, Iowa:

A tract of land described as follows: Commencing at a point 156 feet North of the Southeast corner of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirteen (13) in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, and on the East line of said Northwest Quarter (1/4) of the Southwest Quarter (1/4), running thence North on said East line a distance of 500 feet, then Northwesterly 436 feet to a point 677 feet North of the South line of said Northwest Quarter (1/4) of the Southwest Quarter (1/4), then South parallel with the said East line 500 feet, then Southeasterly 436 feet to the point of beginning;
 Subject to all covenants, restrictions and easements of record.

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: June 15th 2017

John Joseph Thompson
 John Joseph Thompson
Luisita Dona Thompson
 Luisita Dona Thompson

STATE OF Iowa)
) ss:
 COUNTY OF Polk)

On this 15th day of June, 2017, before me the undersigned, a Notary Public in and for said State, personally appeared **John Joseph Thompson and Luisita Dona Thompson, husband and wife**, to me known to be the identical person(s) named in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/hers/their voluntary act and deed.

Caressa Tolbert
 Notary Public in and for said State

