Document 2017 2576

Book 2017 Page 2576 Type 03 001 Pages 1 Date 8/16/2017 Time 3:46:17PM

Rec Amt \$7.00 Aud Amt \$5.00 INDX Rev Transfer Tax \$128.00 ANNO Rev Stamp# 358 DOV# 366 **SCAN**

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

Preparer: Matthew D. Kern, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (278RTE)

Return To: Dakota J. Johnson, 325 North Chestnut Ave., Earlham, IA 50072

Taxpayer Information: Dakota J. Johnson, 325 North Chestnut Ave., Earlham, IA 50072

F1038510

\$80,500

WARRANTY DEED

DU3017

For the consideration of One (\$1.00) Dollar and other valuable consideration, Marjorie M. Gomez, a single person, do hereby Convey to Dakota J. Johnson, a married person, the following described real estate in Madison County, Iowa:

Lot Four (4) and the North Half (1/2) of Lot Five (5) in Block One (1) of ACADEMY ADDITION to the Town of Earlham, Madison County, Iowa;

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.

STATE OF 1c

On this May of AUSUST ___, 2017, before me the undersigned, a Notary Public in and for said State, personally appeared Marjorie M. Gomez, a single person, to me known to be the identical person(s) named in and who executed the foregoing inequament, and acknowledged that he/she/they executed the same as his/her/their voluntary act and deed.

CARESSA TOLBERT ssion Number 764695 Commission Expires September 20, 2019

Notary Public in and for said State