



Document 2017 2727

Book 2017 Page 2727 Type 03 001 Pages 3

Date 8/30/2017 Time 3:51:18PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$164.00

Rev Stamp# 381 DOV# 388

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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)453-4607

EW Mail tax statements and return document to:
James Reeves, 410 E North Street, Truro, IA 50257

$\frac{1}{2}$

\$103,000

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Lyndon D. Molone and Jena Molone, husband and wife**, does hereby convey unto **James Reeves, a single person**, the following described real estate:

Out Lot One (1) of the Original Town of Ego (now Truro), Madison County, Iowa, except the South 20 feet thereof.




Order No.: MES-74116/JJ

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.

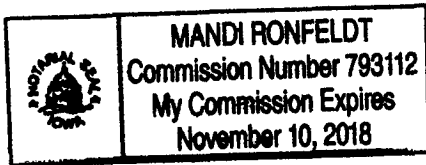

Lyndon D. Molone

STATE OF Iowa)
COUNTY OF Cass)

SS:

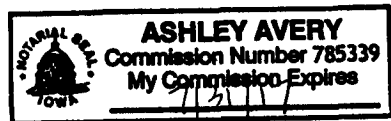
This instrument was acknowledged before me on August 28th 2017 by Lyndon D. Molone, spouse of Jena Molone.


Notary Public in and for said State



Jena Molone
Jena Molone

STATE OF Iowa)
COUNTY OF Madison)



SS:

This instrument was acknowledged before me on August 24th 2017 by Jena Molone, spouse of Lyndon D. Molone.

Ashley Avery
Notary Public in and for said State