



Document 2017 3431

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Date 11/01/2017 Time 2:09:03PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$519.20

Rev Stamp# 473 DOV# 482

INDX ✓  
ANNO ✓  
SCAN ✓

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515)283-1801(4300ESP)

E Return To: Mark and Sheri Vermeer, 2241 152<sup>nd</sup> St., Winterset, IA 50273

Taxpayer Information: Mark and Sheri Vermeer, 2241 152<sup>nd</sup> St., Winterset, IA 50273

$\frac{1}{2}$

\$325,000

### WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration **Charles Barker a/k/a Charles Lowell Barker and Joni L. Barker a/k/a Joni Lynn Barker, both single persons**, do hereby Convey to **Mark E. Vermeer and Sheri L. Lane Vermeer a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

**The Southeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Thirty-one (31), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa, EXCEPT that part thereof included in Parcel "A" as shown in Plat of Survey filed in Book 2005, Page 524 on February 7, 2005, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT that part thereof included in Parcel "B" as shown in Plat of Survey filed in Book 2004, Page 6201 on December 30, 2004, in the office of the Recorder of Madison County, Iowa;**



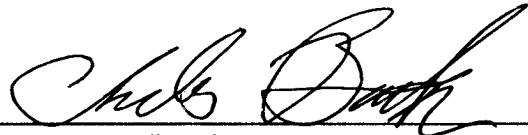
Subject to all covenants, restrictions and easements of record.

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.

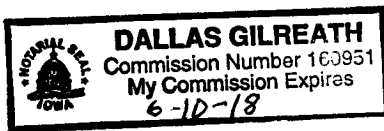
Dated: 10-17-17

  
Charles Lowell Barker

  
Joni Lynn Barker

STATE OF IOWA                    )  
  ) ss:  
COUNTY OF Lowa )

On this 17 day of October, 2017, before me the undersigned, a Notary Public in and for said State, personally appeared Charles Lowell Barker and Joni Lynn Barker, single persons, 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/her/their voluntary act and deed.



  
Notary Public in and for said State