



Document 2017 3650

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Date 11/20/2017 Time 3:45:29PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$87.20

Rev Stamp# 502 DOV# 514

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 - 73rd Street, Urbandale, Iowa 50322

Phone # (515) 271-8966

E ✓ Return document to and mail tax statements to:

RONALD AND JOYCE BREWSTER, 130 East 1st Street, Earlham, Iowa 50072

File #RESC / ELC (rfb)

$\frac{1}{1}$

\$55,000

WARRANTY DEED

Legal: **The East 55 feet of the North 35 feet of Lot 9, in Block 10 of the Original Town Plat of Earlham, Madison County, Iowa; AND a tract of land described as follows: Commencing 90 feet East of the Northwest corner of said Lot 9, running thence East 55 feet, thence North 2 feet, thence West 55 feet, thence South 2 feet to the place of beginning**



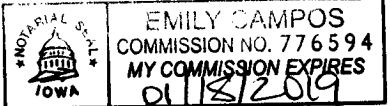
Address: 130 East 1st Street, Earlham, Iowa 50072

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Teresa Waldron, a single person**, does hereby convey the above-described real estate to **Ronald Brewster and Joyce Brewster, a married couple**, as Joint Tenants with full rights of survivorship and not as Tenants in Common.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantees, 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.

<p>STATE OF IOWA) COUNTY OF <u>Dallas</u>) SS:</p> <p>On this <u>13th</u> day of <u>November</u>, 2017, before me the undersigned, a Notary Public in and for said State, personally appeared Teresa Waldron, a single person, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that the person executed the same as that person's voluntary act and deed.</p> <p><u>Emily Campos</u> Notary Public in and for said State</p>	<p>Dated: <u>November 13th</u>, 2017</p> <p><u>Teresa Waldron</u> Teresa Waldron</p> <p></p>
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