



Document 2017 3741

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Rec Amt \$17.00 Aud Amt \$5.00  
Rev Transfer Tax \$535.20  
Rev Stamp# 510 DOV# 523

INDX  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

\$ 335,000.<sup>00</sup>

**WARRANTY DEED**

**Recorder's Cover Sheet**

P175685

Preparer Information: Larry L. Tuel, 6600 University Ave, Suite 132, Des Moines, IA 50324  
(515-271-7766)

Taxpayer Information: Michael & Janine Heuton, 3183 155<sup>th</sup> Street, Cumming, IA 50061

✓ Return Document To: RE/MAX Real Estate Group, 6600 University Ave, Des Moines, IA 50324

Grantors:  
Dustin L. Cozad  
Amanda E. Cozad

Grantees:  
Michael G. Heuton  
Janine R. Heuton

Legal Description: See Page 2

# WARRANTY DEED

For the consideration of One & 00/100 Dollar and other valuable consideration, Dustin L. Cozad and Amanda E. Cozad, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, do hereby convey to Michael G. Heuton and Janine R. Heuton, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

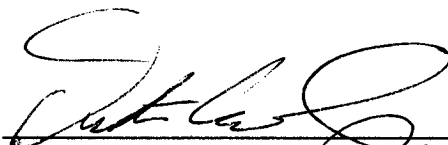
**All that certain parcel of land situated in Madison County, Iowa, being Parcel "A" in the SE ¼ of the NE ¼ of Section 34, Township 77 North, Range 26 West of the 5<sup>th</sup> P.M., Madison County, Iowa, more particularly described as follows: Commencing at the East ¼ Corner of Section 34, Township 77 North, Range 26 West of the 5<sup>th</sup> P.M., Madison County, Iowa; thence South 84°02'51" West, 410.61 feet along the South line of the NE ¼ of said Section 34 to the Point of Beginning; thence North 00°00'00" East, 246.77 feet; thence North 84°35'37" West, 417.75 feet; thence South 11°05'53' West, 342.78 feet to a Point on the South line of said NE ¼; thence North 84°02'51" East, 484.48 feet to Point of Beginning containing 3.001 acres including 0.365 acres of County Road right-of-way**

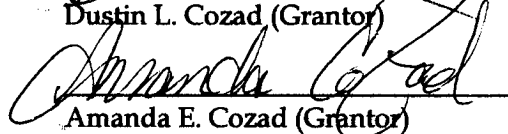
Property Address: 3183 155<sup>th</sup> Street, Cumming, IA

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: 11-20-17

  
\_\_\_\_\_  
Dustin L. Cozad (Grantor)

  
\_\_\_\_\_  
Amanda E. Cozad (Grantor)

STATE OF IOWA, POLK COUNTY, ss:

This record was acknowledged before me on this 20~~th~~ day of November, 2017, the undersigned, by Dustin L. Cozad and Amanda E. Cozad, husband and wife.



Darva F. McCarty  
Notary Public in and for said State