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Date 1/02/2018 Time 1:22:20PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$431.20

Rev Stamp# 4 DOV# 4

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)453-4625

EW

Mail tax statements and return document to:

Keith E. Simmons and Kendra D. Simmons, 2944 Woodland Ave., Truro, IA 50257

$\frac{1}{2}$ \$270,000

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **John E. Garmon and Belma Garmon, husband and wife**, do hereby convey unto **Keith E. Simmons and Kendra D. Simmons, a married couple**, as **Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

Parcel "J" located in the West Half (1/2) of the Southwest Quarter (1/4) of Section (12), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, Containinig 4.00 acres, as shown in Plat of Survey filed in Book 2017, Page 3807 on December 4, 2017 in the office of the Recorder of Madison County, Iowa.

C

Order No.: MES-77216/JC

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors 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.

John E. Garmon
John E. Garmon

Belma Garmon
Belma Garmon

STATE OF Iowa)
COUNTY OF Madison) SS:

This instrument was acknowledged before me on Dec 28 2017 by John E. Garmon and Belma Garmon, husband and wife.

Pat Egli
Notary Public in and for said State

