



Document 2018 521

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Date 2/16/2018 Time 8:09:10AM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$55.20
Rev Stamp# 64 DOV# 65

INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



WARRANTY DEED - JOINT TENANCY

Return to: Jason D. Wambold, 216 Grant Street, Van Meter, IA 50216
Preparer: Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, (515) 462-3731
Taxpayer: Jason D. Wambold, 216 Grant Street, Van Meter, IA 50216

For the consideration of \$35,000.00 Dollar(s) and other valuable consideration, Angela Jo Johnson, Single

do hereby Convey to
Jason D. Wambold and Randi L. Smith,

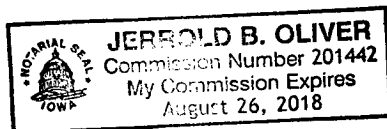
as Joint Tenants
with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa: See attached description.

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 on 2/15/2018

Angela Jo Johnson
Angela Jo Johnson (Grantor) _____ (Grantor)

STATE OF IOWA, COUNTY OF MADISON
This record was acknowledged before me on Feb 15, 2018, by Angela Jo Johnson



Jerrold B. Oliver
Signature of Notary Public

Parcel "C" located in the Northwest Fractional Quarter (1/4) of the Northwest Quarter (1/4) of Section Eighteen (18), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 5.055 acres, as shown in Plat of Survey filed in Book 2001, Page 2851 on July 9, 2001, in the Office of the Recorder of Madison County, Iowa.

AND

A 50.00 foot wide Ingress/Egress and Utility Easement to Parcel "C", located in the Northwest Fractional Quarter (1/4) of the Northwest Quarter (1/4) of Section Eighteen (18), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, the centerline of which is more particularly described as follows: Commencing at the Northwest corner of Section Eighteen (18), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; thence South 0°29'15" East, 135.71 feet along the West line of the Northwest Fractional Quarter (1/4) of the Northwest Quarter (1/4) of said Section Eighteen (18) to the Easement Point of Beginning; thence South 83°39'40" East, 840.26 feet to the termination point of said Easement, which lies on the West line of said Parcel "C",