



Document 2018 554

Book 2018 Page 554 Type 03 001 Pages 3

Date 2/21/2018 Time 8:01:49AM

Rec Amt \$17.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$178.40

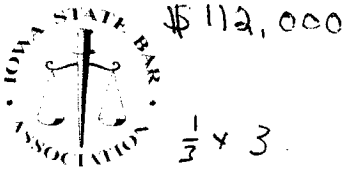
ANNO

Rev Stamp# 67

SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 335
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Mark L. Smith, POB 230, Winterset, IA 50273, (515) 462-3731

Taxpayer Information: (Name and complete address)

Maxwell E. and Alyssa S. Cornelison, 301 - 14th Street, Dallas Center, IA 50063

Return Document To: (Name and complete address)

↙ Mark L. Smith, POB 230, Winterset, IA 50273

Grantors:

Hayes Fidelity, Inc.

Grantees:

Blake Johnson and Abigail Johnson

Legal description:

Document or instrument number of previously recorded documents:



**WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)**

For the consideration of -----\$112,000.00----- Dollar(s) and other valuable consideration, Hayes Fidelity, Inc., a(n) Coropration organized and existing under the laws of Iowa does hereby Convey to Blake Johnson and Abigail Johnson

the following described real estate in MADISON County, Iowa: The West Half (W 1/2) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section Eighteen (18), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 19.975 Acres, as shown in Plat of Survey filed in Book 2002, Page 3350 on July 10, 2002, in the Office of the Recorder of Madison County, Iowa.



This Deed is given in fulfillment of a Real Estate Contract filed February 3, 2016, in Book 2016, Page 258 of the Recorder's Office of Madison County, Iowa. Therefore, no Declaration of Value or Groundwater Hazard Statement is required.

This land is purchased subject to the attached Covenants and Restrictions.

The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

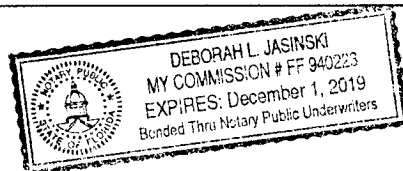
Dated on the 7th of February, 2018.

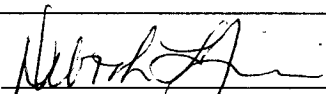
Hayes Fidelity, Inc., a(n) Coropration

By 
Mike Hayes, President

By _____

STATE OF Florida, COUNTY OF Gulf
This record was acknowledged before me on 7th of February, 2018, by Mike Hayes
as President
of Hayes Fidelity, Inc.




Signature of Notary Public

COVENANTS AND RESTRICTIONS

This property is conveyed subject to the following restrictions, covenants and conditions, which shall run with the real property and be binding on all parties having any right, title or interest in the described property or any part thereof, their heirs, successors and assigns:

1. No motorized vehicles such as off-terrain four wheelers, all terrain vehicles or motorcycles will be allowed on the property without said vehicles having proper muffler systems to minimize exhaust noise.
2. There shall be no excessive firearm target shooting on the property. All shooting of firearms while hunting shall take place during legal times as prescribed by the DNR regulations and in accordance with all state and federal laws.