



Document 2018 699

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Date 3/02/2018 Time 3:42:53PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$252.00

ANNO

Rev Stamp# 89 DOV# 89

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA



\$158,000

WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Joel B. Templeman, 317 Sixth Avenue, Suite 300, Des Moines, IA 50309

Phone: (515) 243-8157

Taxpayer Information: (Name and complete address)

Joseph D. Bowers, 520 NE Oak Avenue, Earlham, IA 50072

Return Document To: (Name and complete address)

Joel B. Templeman, 317 Sixth Avenue, Suite 300, Des Moines, IA 50309

Grantors:

Eric Nixt
Jenni Nixt

Grantees:

Joseph D. Bowers
Kimberly S. Bowers

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, Eric Nixt and Jenni Nixt, husband and wife, do hereby Convey to Joseph D. Bowers and Kimberly S. Bowers, husband and wife, the following described real estate in Madison County, Iowa:

Lot One (1) of Clearview Second Addition to Earlham, Madison County, Iowa.

Subject to easements, covenants and restrictions of record.

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 February 28, 2018.

[Handwritten signature of Eric Nixt]

Eric Nixt (Grantor)

[Handwritten signature of Jenni Nixt]

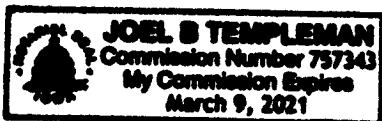
Jenni Nixt (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on February 28, 2018, by Eric Nixt and Jenni Nixt, husband and wife



[Handwritten signature of Notary Public] Signature of Notary Public