

BK: 2018 PG: 850
Recorded: 3/19/2018 at 2:17:38.0 PM
Fee Amount: \$17.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa



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

Preparer Information: (Name, address and phone number)

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, IA 50072 (515) 758-2267

Taxpayer Information: (Name and complete address)

Kailynn K. Gilbert
1133 Pitzer Road
Earlham, Iowa 50072

Return Document To: (Name and complete address)

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:

Darrell D. Adams
Marilyn K. Adams

Grantees:

Kailynn K. Gilbert

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of \$1.00 and no/100ths Dollar(s) and other valuable consideration, DARRELL D. ADAMS and MARILYN K. ADAMS, husband and wife, do hereby Convey to KAILYNN K. GILBERT

the following described real estate in MADISON County, Iowa:

A parcel of land described as the East 268.0 feet of the North 659.8 feet of the South Half (1/2) of the Northeast Quarter (1/4) of Section Nine (9) in Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 4.0594 acres including 0.9421 acres of County Road Right-of-way.

This is a transfer from parents to child for monetary consideration of less than \$500; therefore, this transfer is exempt from the Iowa real estate transfer tax and declaration of value, and groundwater hazard statement filing requirements pursuant to Section 428A.2(11), Code of Iowa.

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 March 19, 2018

(Grantor)

Darrell D. Adams (Grantor)

(Grantor)

Marilyn K. Adams (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on March 19, 2018, by Darrell D. Adams and Marilyn K. Adams



TMSchriener Signature of Notary Public