

**BK: 2018 PG: 1030**  
**Recorded: 4/4/2018 at 11:03:10.0 AM**  
**Fee Amount: \$17.00**  
**Revenue Tax: \$336.00**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**

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**Preparer:** Joseph W. Coppola III, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (4560ESP)

**Return To:** Jamie Reynolds, 320 Poplar NW, Earlham, Iowa 50072

**Taxpayer Information:** Jamie Reynolds, 320 Poplar NW, Earlham, Iowa 50072

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## **WARRANTY DEED**

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Kellie R. Hildenbrand, a single person**, does hereby Convey to **Jamie Reynolds and Tabatha Reynolds, husband and wife**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

**Lot 4 of the Hannah Subdivision, an Official Plat in Lots 3 and 4 in Block 8 of Christopher Wilson's Addition to the City of Earlham, Madison County, Iowa;**

Subject to all covenants, restrictions and easements 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.

