



BK: 2018 PG: 1048
Recorded: 4/5/2018 at 12:38:53.0 PM
Fee Amount: \$17.00
Revenue Tax: \$305.60
LISA SMITH RECORDER
Madison County, Iowa

This instrument prepared by:
JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309
Phone No.: (515)453-4775

Mail tax statements and return document to:
Julia H Anderson, 2238 Peru Rd, Peru, IA 50222

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Michael Huxhold and Judith Huxhold, a married couple**, do hereby convey unto **Julia H Anderson, a single person**, the following described real estate:

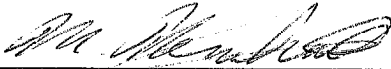
Parcel "B" located in the Northeast Fractional Quarter (1/4) of the Northwest Quarter (1/4) and in the Northwest Fractional Quarter (1/4) of the Northeast Quarter (1/4) of Section Six (6), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 36.19 acres, as shown in Plat of Survey filed in Book 3, Page 545 on February 14, 2000, in the Office of the Recorder of Madison County, Iowa, EXCEPT Parcel "C", located therein, containing 25.37 acres, as shown in Plat of Survey filed in Book 2010, Page 146 on January 22, 2010, in the Office of the Recorder of Madison County, Iowa.

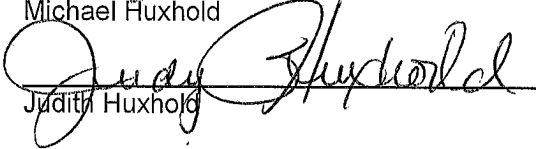
Order No.: MES-78406/MW

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantee, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors 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.



Michael Huxhold


Judith Huxhold

STATE OF Iowa)
COUNTY OF Warren)

SS:

This instrument was acknowledged before me on April 2 2018 by Michael Huxhold and Judith Huxhold, a married couple.


Notary Public in and for said State

