



Document 2018 1152

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Date 4/13/2018 Time 11:14:26AM

Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$847.20

Rev Stamp# 142 DOV# 143

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

CHEK

\$530,000<sup>00</sup>

P180705

✓ **Preparer Information:** Jeremy Danilson, 11111 Plum Drive, Urbandale, IA 50322, Phone: (515) 480-6986  
**Address Tax Statement/ Return To:** Roger E. Aldrich, 2042 Rustic Lane, WINTERSET, IA 50273

**WARRANTY DEED**

For the consideration of \$1.00 (one) Dollar(s) and other valuable consideration, Ricky Espeland and Michelle Espeland, a married couple, do hereby Convey to Roger E. Aldrich, a single personas joint tenants with full rights of survivorship and not as tenants in common the following described real estate in Madison County, Iowa:

**Parcel "C", located in the Southeast Quarter (1/4), the Northeast Quarter (1/4) of the Southwest Quarter (1/4), and the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-five (25), Township Seventy-six (76) North Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 3, Page 352 on December 1, 1998 in the Office of the Recorder of Madison County, Iowa, AND Parcel "D", located in the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 3, Page 553 on March 24, 2000 in the Office of the Recorder of Madison County, 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: 4-4-2018

Ricky Espeland  
Ricky Espeland (Grantor)

Ricky Espeland as Attorney-in-Fact for Michelle Espeland  
Michelle Espeland (Grantor)

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on 4/4/2018 by Ricky Espeland and Michelle Espeland.

[Signature]  
Signature of Notary Public

