



Document 2018 1185

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Date 4/18/2018 Time 11:09:53AM

Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$279.20 ANNO

Rev Stamp# 148 DOV# 149 SCAN

LISA SMITH, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (4644ESP)

Return To: Lucy A. Clark, 315 South Chestnut Street, Earlham, Iowa 50072

Taxpayer Information: Lucy A. Clark, 315 South Chestnut Street, Earlham, Iowa 50072

\$175,000

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Wayne D. Fastle and Donna B. Fastle, husband and wife**, do hereby Convey to **Lucy A. Clark Property Management Trust**, the following described real estate in Polk County, Iowa:

Commencing at the Southwest Corner of the intersection of Iowa Street (now S.W. 3rd Street) and Chestnut Street (now S. Chestnut Avenue) in the City of Earlham, Madison County, Iowa, thence West along the South boundary of Iowa Street 161 feet, thence South 135 feet, thence East. 161 feet, thence North along the West boundary of Chestnut Street 135 feet to the point of beginning; also described as: A tract of land commencing at a point 30 feet South and 995 feet East of the Northwest corner of Section Seven (7), in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence South 135 feet, thence East 161 feet to the West line of Chestnut Street, (now S. Chestnut Avenue), thence North 135 feet to the South line of Iowa Avenue, (now S.W. 3rd Street), thence West 161 feet to the point of beginning, and being a part of vacated Block 4 of Taylor's Addition to Earlham, 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.

Dated: 4-4-18

Wayne D. Fastle

Wayne D. Fastle

Wayne D Fastle P.O. Donna B Fastle

Donna B. Fastle by Wayne D. Fastle, her attorney-in-fact

STATE OF Iowa)
COUNTY OF Madison) ss:

This record was acknowledged before me on April 4th 2018, by Donna B. Fastle, individually and as attorney-in-fact for Wayne D. Fastle, wife and husband.

Sandra D Ulmer Fisher
Notary Public in and for said State

