



BK: 2018 PG: 1197
 Recorded: 4/18/2018 at 3:17:40.0 PM
 Fee Amount: \$12.00
 Revenue Tax: \$63.20
 LISA SMITH RECORDER
 Madison County, Iowa



WARRANTY DEED

Return to: Amy S. Beattie, 6701 Westown Pkwy, Ste 100, WDM, IA 50266

Preparer: Amy S. Beattie, 6701 Westown Pkwy, Ste 100, WDM, IA 50266, Phone: (515) 274-1450

Taxpayer: Donny Herman, 14401 Wildwood Drive, Clive, Iowa 50325

For the consideration of Ten Dollar(s) and other valuable consideration, Christine Roseberry, a single person

Do hereby Convey to Donny Herman, a single person

the following described real estate in Madison County, Iowa: South 1/2 of Lot Seven (7) of Rolling Acres Subdivision located in the Northeast Quarter (1/4) of Section Thirteen (13), in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa EXCEPT a part of said Lot Seven (7) described as commencing at a point 186 feet South of the Northeast corner of Section Thirteen (13), said point being the Northeast corner of said Lot Seven (7), thence South 85°00' West 395.56 feet along the North line of said Lot Seven (7), thence South 26.30 feet along the West line of said Lot Seven (7), thence North 85°32'; East 395.25 feet, thence North 30 feet along the section line to the point of beginning.

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 4-11-18

Christine Roseberry
 Christine Roseberry (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Dallas
 This record was acknowledged before me on 4-11-18, by Christine Roseberry, a single person



Tami Swaim
 Signature of Notary Public