



Document 2018 1339

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 Date 5/01/2018 Time 1:15:51PM
 Rec Amt \$12.00 Aud Amt \$5.00
 Rev Transfer Tax \$233.60
 Rev Stamp# 166 DOV# 167
 LISA SMITH, COUNTY RECORDER
 MADISON COUNTY IOWA

INDX
 ANNO
 SCAN
 CHEK

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)453-5724

✓ Mail tax statements and return document to:
 Haley Simpson, 405 S Atkinson St, Truro, IA 50257

MOX 45875

$\frac{1}{2}$

\$146,500

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Stephanie Morris, a single person**, does hereby convey unto **Haley Simpson, a single person**, the following described real estate:

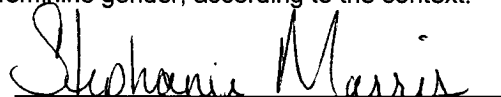
Lots One (1), Two (2), and Three (3) in Block Two (2) of Atkinson's Addition to the Town of Truro, Madison County, Iowa.



SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantee, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has 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 Grantor covenants 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.



Stephanie Morris

STATE OF Iowa)
COUNTY OF Warren)

SS:



This instrument was acknowledged before me on April 30th 2018 by Stephanie Morris, a single person.


Notary Public in and for said State