



BK: 2018 PG: 1401
Recorded: 5/4/2018 at 2:22:24.0 PM
Fee Amount: \$17.00
Revenue Tax: \$83.20
LISA SMITH RECORDER
Madison County, Iowa



WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, IA 50072 (515) 758-2267

Taxpayer Information: (Name and complete address)

Iowa House Fixers, LLC
20299 - 352nd Place
Earlham, Iowa 50072

Return Document To: (Name and complete address)

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:

Aaron N. Payne
Amanda R. Payne

Grantees:

Iowa House Fixers, LLC

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of \$52,500.00 and no/100ths----- Dollar(s) and other valuable consideration, AARON NATHANIEL PAYNE also known as Aaron N. Payne and AMANDA PAYNE also known as Amanda R. Payne, husband and wife, do hereby Convey to IOWA HOUSE FIXERS, LLC

the following described real estate in Madison County, Iowa:

Lot Five (5) and the East 25 feet of the North 20 feet of Lot Four (4), all in Block Four (4) of Academy Addition, Town of Earlham, Madison County, Iowa.

This deed is given in fulfillment of a recorded real estate contract recorded in Book 2012, Page 2431, in the Office of the Recorder of Madison County, Iowa. In as much as this deed is given in fulfillment of a recorded real estate contract, it is exempt from declaration of value and groundwater hazard statement filing requirements.

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 May 4, 2018

(Grantor)

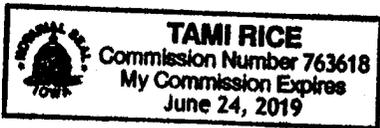
Aaron Nathaniel Payne (Grantor)

(Grantor)

Amanda Payne (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on May 4, 2018, by Aaron Nathaniel Payne and Amanda Payne



Tami Rice Signature of Notary Public