



Document 2018 1481

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 Rec Amt \$12.00 Aud Amt \$5.00
 Rev Transfer Tax \$191.20
 Rev Stamp# 189 DOV# 189
 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.: 515-453-4262

EMail tax statements and return document to:
 Austin Adams, 475 4th St NW, Earlham, IA 50072

LHF 45873

$\frac{1}{2}$

\$120,000

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Shelby Thomas, f/k/a Shelby I. Harper, and Dennis Thomas, a married couple**, do hereby convey unto **Austin Adams, a single person, and Reilly Baker, a single person, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

A tract of land located in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section One (1) in Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M. Madison County, Iowa, and more particularly described as follows, to-wit: Commencing 469.2 feet South and 489.08 feet West of the Northeast corner of the Southeast Quarter (1/4) of said Section One (1), thence West 67 feet, thence South 1 chain and 90 links, thence East 67 feet, thence North 1 chain and 90 links to the point of beginning.



SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors 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.

Shelby Thomas
Shelby Thomas
Dennis Thomas
Dennis Thomas

STATE OF Iowa)
COUNTY OF Polk) SS:

This instrument was acknowledged before me on May 8 2018 by Shelby Thomas f/k/a Shelby I. Harper and Dennis Thomas, a married couple.

Martha L. Kimberley
Notary Public in and for said State

