



Document 2018 1557

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Date 5/18/2018 Time 12:03:00PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$367.20

Rev Stamp# 198 DOV# 199

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

E Return Document To: Alex Broadbent, 2523 225th Trail, Winterset, Iowa 50273

Preparer Information: Matthew D. Kern, 4201 Westown Pkwy, Suite 250, West Des Moines, IA
50266, Phone: (515) 283-1801

Address Tax Statement: Alex Broadbent, 2523 225th Trail, Winterset, Iowa 50273

$\frac{1}{2}$

\$230,000

CTY46931

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, Diane E. Thompson and Roger Thompson, husband and wife, do hereby Convey to Alex Broadbent and Jodi Broadbent, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common the following described real estate in Madison County, Iowa:

A tract of land located in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Three (3), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing at the Northwest corner of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Three (3), running thence Southeast on a straight line to a point on the East line of said 40-acre tract 40 rods south of the Northeast corner thereof, thence North to the Northeast corner thereof, thence West to the place of beginning, which lies East and South of the public highway as now located and traveled over and across the same; AND the West Half (1/2) of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Three (3), EXCEPT that part of a tract of land located therein as shown in Plat of Survey filed in Book 1, Page 288 on May 27, 1983, in the Office of the Recorder of Madison County, Iowa.



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: 5/16/18

Diane E. Thompson
Diane E. Thompson

Roger Thompson
Roger Thompson

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on 5/16/18, by Diane E. Thompson and Roger Thompson, husband and wife.

[Signature]
Signature of Notary Public

