



Document 2018 1621

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Date 5/22/2018 Time 12:36:41PM

Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$173.60 ANNO

Rev Stamp# 205 DOV# 206 SCAN

LISA SMITH, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309

Phone No.: 515-453-4681

F.W. Mail tax statements and return document to:
Michael J. Frederick, 225 SW Locust Ave, Earlham, IA 50072

$\frac{1}{2}$ \$109,000

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Michael L McLaughlin and Kathleen F McLaughlin, a married couple**, do hereby convey unto **Michael J. Frederick, a single person**, the following described real estate:

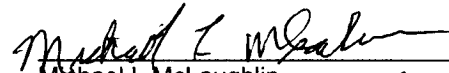
Lot Three (3) in Block Seventeen (17) of the Original Town of Earlham, Madison County, Iowa

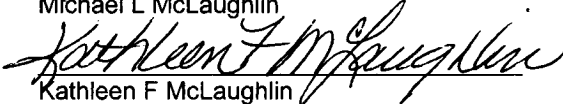


SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantee, 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.



Michael L McLaughlin


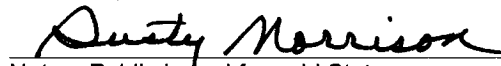
Kathleen F McLaughlin

STATE OF IOWA)
COUNTY OF DALLAS)

SS:

This instrument was acknowledged before me on MAY 17 2018 by Michael L McLaughlin and Kathleen F McLaughlin, a married couple.





Notary Public in and for said State