



Document 2018 1763

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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$847.20

Rev Stamp# 219 DOV# 219

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$530,000

Preparer: Matthew D. Kern, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (615RTE)

Return To: Timothy Daniel Atkinson, 1378 Polo Court, CUMMING, IA 50061

Taxpayer Information: Timothy Daniel Atkinson, 1378 Polo Court, CUMMING, IA 50061

F1046278

WARRANTY DEED

1/4 x 2 P

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Gary W. Kenagy and Jane C. Kenagy, a married couple**, do hereby Convey to **Timothy Daniel Atkinson, a single person**, the following described real estate in Madison County, Iowa:

Lot Six (6) of Polo Pointe Plat 1 Subdivision, a subdivision in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) and in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) and in the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-four (24), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, as shown in Corrected Plat of Survey recorded in Book 2002, Page 3718 on July 31, 2002 in the Office of the Recorder of Madison County, Iowa;



Subject to all covenants, restrictions and easements of record.

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: May 31, 2018

Gary W. Kenagy
Gary W. Kenagy

Jane C. Kenagy
Jane C. Kenagy

STATE OF Iowa
COUNTY OF Madison

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)ss:
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This record was acknowledged before me on 5-31-18, by Gary W. Kenagy and Jane C. Kenagy, a married couple.

Heather Starr
Notary Public in and for said State

