



Document 2018 1804

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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$383.20

Rev Stamp# 225 DOV# 225

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

✓**Return To:** Nicholas A. Comes, 1729 105th St., Earlham, IA 50072

Preparer: Breanna L. Young, 215 10th St., #1300, Des Moines, IA 50309, (515) 288-2500

Taxpayer: Nicholas A. Comes, 1729 105th St., Earlham, IA 50072

\$240,000

WARRANTY DEED - JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration, Stacie McCrory a/k/a Stacie Geneser, single, do hereby Convey to Nicholas A. Comes and Jessica Gilman Comes, 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:

Parcel "B" in the Southwest Quarter of the Northwest Quarter of Section Five (5), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Southwest corner of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Five (5), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence along the East line of said Southwest Quarter (1/4) of the Northwest Quarter (1/4), North 00° 06' 11" East, 439.15 feet; thence North 90° 00' 00" West, 388.04 feet; thence South 00° 00' 00", 124.23 feet; thence North 88° 30' 36" East, 121.78 feet; thence South 00° 00' 00", 124.23 feet; thence North 88° 30' 36" East, 121.78 feet; thence South 01° 09' 28" East, 318.15 feet to the South line of said Southwest Quarter (1/4) of the Northwest Quarter (1/4); thence along said South line, South 90° 00' 00" East, 259.08 feet to the Point of Beginning. Said Parcel "B" contains 3.000 Acres including 0.293 Acres of County Road Right of Way.

This Warranty Deed is in full and complete satisfaction of the Residential Option to Purchase Agreements dated October 20, 2017 and filed November 2, 2017 in Book 2017, Page 3449 of the Madison County Recorder's Office and the subsequent Agreement dated November 7, 2017 and filed November 16, 2017 in Book 2017, Page 3607.

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: 5/21/2018.

Stacie Geneser
Stacie McCrory a/k/a Stacie Geneser (Grantor)

(This form of acknowledgment for individual grantor(s) only)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on May 21, 2018, by Stacie McCrory a/k/a Stacie Geneser, single.

[Signature]
Signature of Notary Public

