



Document 2018 2037

Book 2018 Page 2037 Type 03 001 Pages 2

Date 6/27/2018 Time 3:29:16PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$927.20

ANNO

Rev Stamp# 248

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA



\$ 580,000

**WARRANTY DEED**  
THE IOWA STATE BAR ASSOCIATION  
Official Form No. 101  
Recorder's Cover Sheet

**Preparer Information:** (Name, address and phone number)

Aaron Hubbard, 2900 100th Street, Ste. 209, Urbandale , IA 50322, Phone: (515) 222-1700

**Taxpayer Information:** (Name and complete address)

Nicholas Gordon and Erica Gordon, 3155 Hwy 92, Prole, IA 50229

**Return Document To:** (Name and complete address)

Aaron Hubbard, 2900 100th Street, Ste. 209, Urbandale , IA 50322

**Grantors:**

Gregory Broadbent  
Sherri Broadbent

**Grantees:**

Nicholas Gordon  
Erica Gordon

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Gregory Broadbent and Sherri Broadbent, a married couple do hereby Convey to Nicholas Gordon and Erica Gordon, a married couple, as joint tenants with full rights of survivorship and not as tenants in common the following described real estate in Madison County, Iowa:

Parcel "D", located in the West Half (1/2) of the Southeast Quarter (1/4) of Section Twenty-seven (27), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 28.401 acres, as shown in Plat of Survey filed in Book 3, Page 249 on May 15, 1998 in the Office of the Recorder of Madison County, Iowa, and locally known as 3155 Hwy 92, Prole.

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 on \_\_\_\_\_.

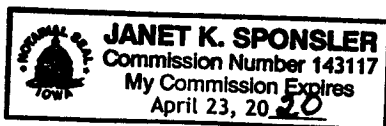
[Signature] Gregory Broadbent (Grantor)

[Signature] Sherri Broadbent (Grantor)

\_\_\_\_\_  
(Grantor)

\_\_\_\_\_  
(Grantor)

STATE OF IOWA, COUNTY OF Polk This record was acknowledged before me on June 26, 2018, by Gregory Broadbent and Sherri Broadbent, a married couple



[Signature] Signature of Notary Public