



Document 2018 2056

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Date 6/29/2018 Time 12:21:22PM

Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$156.80 ANNO

Rev Stamp# 250 DOV# 250 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.: 515-453-4244

Mail tax statements and return document to:
Ryan A. Hougham, 510 NE Cherry Ave, Earlham, IA 50072

$\frac{1}{2}$ \$98,500

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Gary Swank, a single person**, does hereby convey unto **Ryan A. Hougham, a single person**, the following described real estate:

Lot Nine (9) and the South Half (1/2) of Lot Eight (8) of Urquhart Place in the Town of Earlham, Madison County, Iowa.



SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantee, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has 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 Grantor covenants 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.

Gary Swank
Gary Swank

STATE OF Iowa)
COUNTY OF Dallas) SS:

This instrument was acknowledged before me on 22nd day of June 2018 by Gary Swank, a single person.

Kimberly Anne Gipple
Notary Public in and for said State

