



Document 2018 2181

Book 2018 Page 2181 Type 03 001 Pages 2  
Date 7/10/2018 Time 2:57:33PM

Rec Amt \$12.00 Aud Amt \$5.00           INDX  
Rev Transfer Tax \$544.80           ANNO  
Rev Stamp# 264 DOV# 267           SCAN

LISA SMITH, COUNTY RECORDER       CHEK  
MADISON COUNTY IOWA

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**Preparer:** Joseph W. Coppola III, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (4886ESP)

**Return To:** Melissa Grett, 3174 140<sup>th</sup> Street, Cumming, Iowa 50061

**Taxpayer Information:** Melissa Grett, 3174 140<sup>th</sup> Street, Cumming, Iowa 50061

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\$ 341,000

### WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **David James Hoffman and Lynn Marie Hoffman, husband and wife**, do hereby Convey to **Melissa Grett and Alex Grett, wife and husband**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

**Lot Five (5) of Clover Ridge Subdivision, a subdivision in the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section 27, Township 77 North, Range 26 West of the 5th P.M., 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: 7-1-18

David James Hoffman  
David James Hoffman

Lynn Marie Hoffman  
Lynn Marie Hoffman

STATE OF Iowa )  
  ) ss:  
COUNTY OF Warren )

This record was acknowledged before me on 7-1-18, by  
David James Hoffman and Lynn Marie Hoffman, husband and wife.



Michael A Clark  
Notary Public in and for said State