



Document 2018 2236

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Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$407.20

Rev Stamp# 273

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA



WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 101

Recorder's Cover Sheet

\$ 255,000

Preparer Information: (Name, address and phone number)

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, IA 50072 (515) 758-2267

Taxpayer Information: (Name and complete address)

Crees Properties, LLC

36250 Hull Court

Earlham, Iowa 50072

Return Document To: (Name and complete address)

Samuel H. Braland

P.O. Box 370

Earlham, Iowa 50072

Grantors:

Eleanor D. Hess

Grantees:

Crees Properties, LLC

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of \$255,000.00 & no/100ths Dollar(s) and other valuable consideration, ELEANOR D. HESS, a single person, do hereby Convey to CREES PROPERTIES, LLC the following described real estate in Madison County, Iowa:

Real estate described on Exhibit "A" attached hereto and by this reference incorporated herein.

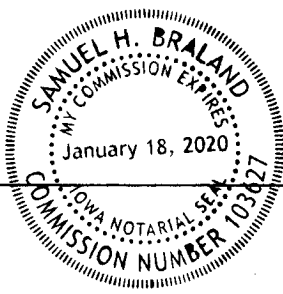
This deed is given in fulfillment of a real estate contract by and between the Grantor and Grantee recorded on March 11, 2014, in Book 2014, Page 564, in the Office of the Recorder of Madison County, Iowa. This deed is exempt from declaration of value and groundwater hazard filing requirements since it is given in fulfillment of a recorded real estate contract.

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 July 2, 2018

Signatures of grantors: Eleanor D. Hess (Grantor), (Grantor), (Grantor)

STATE OF IOWA, COUNTY OF MADISON. This record was acknowledged before me on July 12, 2018, by Eleanor D. Hess, a single person



Signature of Notary Public

Exhibit "A"

Parcel "B" located in the Southeast Quarter of the Northwest Fractional Quarter (SE1/4 NWFr1.1/4) of Section 6, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa, containing 0.447 acres, as shown in Plat of Survey filed in Town Plat Book 1, Page 146 on December 9, 1977, in the Office of the Recorder of Madison County, Iowa.



And

Parcel "C" located in the Southeast Quarter of the Northwest Fractional Quarter (SE1/4 NWFr1.1/4) of Section 6, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa, containing 0.672 acres, as shown in Plat of Survey filed in Town Plat Book 1, Page 146 on December 9, 1977, in the Office of the Recorder of Madison County, Iowa.

