



**BK: 2018 PG: 2243**  
**Recorded: 7/13/2018 at 4:05:40.0 PM**  
**Fee Amount: \$17.00**  
**Revenue Tax: \$471.20**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**

---

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515)283-1801(4918ESP)  
Return To: Jason and Cheri Arthur, 3207 190<sup>th</sup> St., Prole, IA 50229  
Taxpayer Information: Jason and Cheri Arthur, 3207 190<sup>th</sup> St., Prole, IA 50229

---

## **WARRANTY DEED**

For the consideration of One (\$1.00) Dollar and other valuable consideration **Lester Floyd Faux and Pearl Swartslander**, a married couple, does hereby Convey to **Jason Arthur and Cheri Arthur**, 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:

**All that part of Parcel "F" located in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Fourteen (14), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 38.041 acres, as shown in Plat of Survey filed in Book 2005, Page 2005 on May 4, 2005, in the Office of the Recorder of 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: 7-10-18

Lester Floyd Faux  
Lester Floyd Faux

Pearl Faux  
Pearl Swartslander PF

STATE OF IOWA  
Madison )  
COUNTY OF Polk ) ss:

This record was acknowledged before me on 7-10-18, by Lester Floyd Faux and Pearl Swartslander, a married couple.

Kasey Kiegl  
Notary Public in and for said State

