



Document 2018 2263

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Date 7/16/2018 Time 12:32:19PM

Rec Amt \$12.00 Aud Amt \$20.00

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 101

Recorder's Cover Sheet

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)

Sawhill & Sawhill, LLC
1601 Westwood Drive
Jefferson, Iowa 50129

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

Samuel H. Braland *To Pickup
P.O. Box 370
Earlham, Iowa 50072

Grantors:

John Mark Sawhill
Andrew J. Sawhill

Grantees:

Sawhill & Sawhill, LLC

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of \$1.00 and no/100ths Dollar(s) and other valuable consideration, JOHN MARK SAWHILL and MAVIS SAWHILL, husband and wife; ANDREW J. SAWHILL and DENISE L. SAWHILL, husband and wife, do hereby Convey to SAWHILL & SAWHILL, LLC, an Iowa limited liability company the following described real estate in

Madison County, Iowa:

The East Fifty (50) acres of the South Half (1/2) of the Northeast Quarter (1/4) of Section Twenty-three (23); AND the Southwest Quarter (1/4) of the Northwest Quarter (1/4) and the Southwest Quarter (1/4) of Section Twenty-four (24); AND the West Half (1/2) of the Northwest Quarter (1/4) of Section Twenty-five (25); AND the Northeast Quarter (1/4) of Section Twenty-six (26), EXCEPT Parcel "B" located in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twenty-six (26), containing 3.52 acres, as shown in Plat of Survey filed in Book 2008, Page 2955 on October 3, 2008, in the Office of the Recorder of Madison County, Iowa; ALL in Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County.

Monetary consideration is less than \$500; therefore, this transfer is exempt from Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements pursuant to Section 428A.2(21), Code of Iowa.

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 June 26, 2018

John Mark Sawhill (Grantor)

Andrew J. Sawhill (Grantor)

Mavis Sawhill (Grantor)

Denise L. Sawhill (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on June 26, 2018, by John Mark Sawhill, Mavis Sawhill, Andrew J. Sawhill, and Denise L. Sawhill

Signature of Notary Public

