



BK: 2018 PG: 2387
Recorded: 7/24/2018 at 8:51:00.0 AM
Fee Amount: \$17.00
Revenue Tax: \$628.00
LISA SMITH RECORDER
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.: 515-453-4216

Mail tax statements and return document to:
Robert M. Anderson and Lisa A. Anderson, 2225 152nd St, Winterset, IA 50273

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Josh Bradshaw and Beth Bradshaw, a married couple**, do hereby convey unto **Robert M. Anderson and Lisa A. Anderson, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

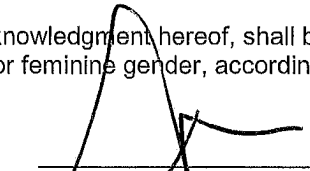
A tract of land located in the Southwest Fractional Quarter (1/4) of the Northwest Quarter (1/4) of Section Thirty-one (31) in Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 10.000 acres, as shown in Plat of Survey filed in Book 2, Page 104 on April 19, 1988, in the Office of the Recorder of Madison County, Iowa, EXCEPT Parcel "A", located therein, containing 2,669 acres, as shown in Plat of Survey filed in Book 3, Page 159 on November 25, 1997, in the Office of the Recorder of Madison County, Iowa.

Order No.: MES-81237/DW

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors 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.



Josh Bradshaw

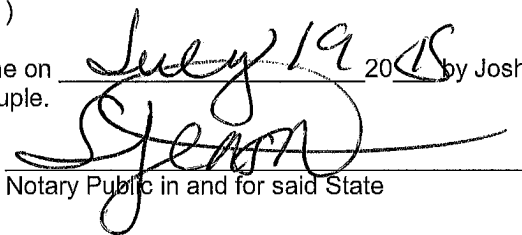


Beth Bradshaw

STATE OF Iowa)
COUNTY OF Polk)

SS:

This instrument was acknowledged before me on July 19 2015 by Josh Bradshaw and Beth Bradshaw, a married couple.



Notary Public in and for said State

