



Document 2018 2407

Book 2018 Page 2407 Type 03 001 Pages 2

Date 7/25/2018 Time 11:00:01AM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$253.60

ANNO

Rev Stamp# 301 DOV# 306

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

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.: 515-453-4681

Mail tax statements and return document to:

Paula Yarrington and Kenneth Yarrington, 350 Second Street East, Truro, IA 50257

$\frac{1}{2}$

\$159,000

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Charlotte Catherine Haines, a single person**, does hereby convey unto **Paula Yarrington and Kenneth Yarrington, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

The West 88/100th of an acre of the North 1 3/4 acres of the South 4 3/4 acres of the East 16 7/11th acres of the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section 15, Township 74 North, Range 26, West of the 5th P.M., Madison County, Iowa



Order No.: MES-81103/KG

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantees, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has 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 Grantor covenants 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.

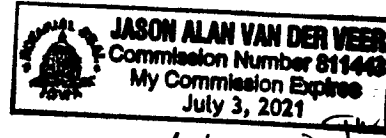
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Charlotte Catherine Haines
Charlotte Catherine Haines

STATE OF IOWA)
COUNTY OF MADISON) SS:

This instrument was acknowledged before me on JULY 18 2018 by Charlotte Catherine Haines, a single person.

Jason Alan Van Der Veer
Notary Public in and for said State



7/3/2021