

Book 2018 Page 2537 Type 03 001 Pages 2 Date 8/06/2018 Time 1:42:02PM Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$594.40 Rev Stamp# 323 DOV# 328

INDX **ANNO** SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$371,517

This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309

Phone No.: 515-453-4638

Mail tax statements and return document to: Ashli Anderson, 3016 Hickory Ridge Rd, Saint Charles, IA 50240



## WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, Donald Barry Hitt and James Allen Prine, a married couple, do hereby convey unto Ashli Anderson, a married person, the following described real estate:

Parcel "A" located in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Sixteen (16), Township Seventy-Five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 17.0104 acres, as shown in Amended Plat of Survey filed in Book 2, Page 432 on December 22, 1993, in the Office of the Recorder of Madison County, Iowa

Order No.: MES-81700/AD

## SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantee, 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.

SS:

Donald Barry Hitt

Jaroes Allen Prine

STATE OF LOWA

COUNTY OF POLK

This instrument was acknowledged before me on HUGUST Barry Hitt and James Allen Prine, a married couple

\_20*<u>/&</u> by Donald* 

Notary Public in and for said State