



BK: 2018 PG: 2632
Recorded: 8/14/2018 at 8:09:45.0 AM
Fee Amount: \$17.00
Revenue Tax: \$66.40
LISA SMITH RECORDER
Madison County, Iowa



WARRANTY DEED - JOINT TENANCY

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103
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)

Adam L. Smith and Gentry J. Smith
13660 - 530th Street
Lucas, Iowa 50131

Return Document To: (Name and complete address)

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

Grantors:

J. Kevin Mankin

Grantees:

Adam L. Smith
Gentry J. Smith

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
JOINT TENANCY

For the consideration of \$42,000.00 and no/100ths Dollar(s) and other valuable consideration, J. KEVIN MANKIN and ANNE-MARIE MANKIN, husband and wife, do hereby Convey to ADAM L. SMITH and GENTRY J. SMITH, husband and wife, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

Commencing at a point 37 feet North of the Southeast corner of Lot Three (3) in Block Nine (9) of the Original Town of Earlham, Madison County, Iowa, and running thence West 50 feet, thence North 3 feet, thence West to the intersection of the right of way of the C.R.I & P Ry. Co., thence in a Northwesterly direction along said right of way to the alley, thence North 16 1/2 feet, thence East 145 feet to the East line of said Lot, thence South 20 feet to the point of beginning.

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 August 13, 2018

(Grantor)

J. Kevin Mankin (Grantor)

(Grantor)

Anne-Marie Mankin (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on August 13, 2018, by J. Kevin Mankin and Anne-Marie Mankin

Signature of Notary Public

