

Document 2018 2697

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Date 8/17/2018 Time 3:39:02PM Rec Amt \$7.00 Aud Amt \$5.00 Rev Transfer Tax \$108.00 Rev Stamp# 342 DOV# 346

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LISA SMITH, COUNTY RECORDER MADISON COUNTY IOWA

CHEK

WARRANTY DEED

| 2º 1 'A |
|---|
| Return to: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067 Preparer: Jane E. Rosien, 114 E. Jefferson Street, Winterset, IA 50273-0067, Phone: (515) 462-4912 |
| , v i v i v parorijano L. Rosion, 114 L. Jonorson Sucot, w microt, in Jo2/J-voo/, i none. (J1J) 402-4/12 |
| Taxpayer: Larry Lee Adair and Janet L. Adair, 521 N. Cross Street, St. Charles, IA 50240 |
| For the consideration of Sixty-Eight ThousandDollar(s) and other valuable |
| consideration, Mike Green, a Single Person, |
| do hereby Convey to |
| Larry Lee Adair and Janet L. Adair, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in |
| Common, the following described real estate in |
| MADISON County, Iowa: All that part of Lot Eight (8) of Cunningham Rural Estates, a |
| Subdivision of part of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Fourteen (1/4) and |
| of part of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-three (23) in Township |
| Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, lying West of |
| the center line of the 40 foot wide private drive and utility easement extending across said Lot. |

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.

| acknowledgment hereof, shall be construed as in feminine gender, according to the context. Dated on August 17, 2018 | | e context. | the singular or plural number, and as masculine o | |
|--|------------------|-------------------------------------|---|----------------------|
| | | (Grantor) | | Mike Green (Grantor) |
| STATE OF | IOWA | , COUNTY OF | MADISON | |
| This reco | ord was acknowle | edged before me on A | ugust /7 , 2018 | , by Mike Green |
| | S Commis | ARLA J VASEY ssion Number 196535 | Max 1 | $\sqrt{2}$ |

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