



Document 2018 2712

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Date 8/20/2018 Time 2:24:09PM

Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$207.20 ANNO

Rev Stamp# 343 DOV# 347 SCAN

LISA SMITH, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

\$130,000.⁰⁰

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)453-5724

EV

Mail tax statements and return document to:
Dylan J. Book, 33254 Timber Hills Dr, Adel , IA 50003

1/2

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **David L. Marsh and Shelley R. Marsh, a married couple**, do hereby convey unto **Dylan J. Book**, the following described real estate:

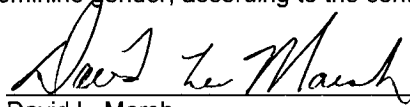
The East 180 feet of the North 51 feet of Out Lot Three (3) of Out Lots to Academy Addition to the town of Earlham, Madison County, Iowa.



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.



David L. Marsh



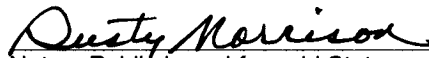
Shelley R. Marsh

STATE OF IOWA)
COUNTY OF DALLAS)

SS:

This instrument was acknowledged before me on AUGUST 16 2018 by David L. Marsh and Shelley R. Marsh, a married couple.





Notary Public in and for said State