



BK: 2018 PG: 2868
Recorded: 9/5/2018 at 11:31:03.0 AM
Fee Amount: \$17.00
Revenue Tax: \$327.20
LISA SMITH RECORDER
Madison County, Iowa

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (5104ESP)

Return To: Brandon Risetter, 200 North East Plum Avenue, Earlham, Iowa 50072

Taxpayer Information: Brandon Risetter, 200 North East Plum Avenue, Earlham, Iowa 50072

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **J. Kevin Mankin and Anne-Marie Mankin, husband and wife**, do hereby Convey to **Brandon Risetter and Paige Risetter, 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:

A portion of the Northeast Second Street located in the City of Earlham, Madison County, Iowa, more particularly described as follows: Beginning at the Northwest corner of Lot Ten (10) of Block Two (2) of B.F. Allen's Addition to the City of Earlham, Madison County, Iowa; thence North 89° 43' 02" East along the North line of said Lot ten (10), 149.90 feet; thence North 0° 10' 22" East along the West line of a vacated alley, 34.53 feet to a point on the South line of Clearview Estates, an Official Plat located in and forming a part of the City of Earlham, Madison County, Iowa; thence South 89° 59' 47" West along the South line of Clearview Estate, 19.99 feet to the Southwest corner of said Clearview Estates; thence North 0° 03' 44" East along the West line of said Clearview Estates, 42.31 feet to the Southeast corner of Lot One (1) of C.K. Ledlie's Subdivision, Division 1, to the City of Earlham, Madison County, Iowa; thence South 89° 35' 08" West along the South line of said Lot One (1), 129.92 feet; thence South 0° 06' 36" West 76.64 feet to the Point of Beginning. Said parcel contains 0.245 acres.

