

BK: 2018 PG: 2868

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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.

Subject to all covenants, restrictions and easements of record.

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: 8-3-18

| Country OF Towa | Significant | Significant

Commission Number 771503