



Document 2018 2958

Book 2018 Page 2958 Type 03 001 Pages 2

Date 9/13/2018 Time 11:01:43AM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$399.20

ANNO

Rev Stamp# 378 DOV# 382

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

Return Document To: Julia L. Vyskocil, 6701 Westown Parkway, Suite 100, West Des Moines, IA 50266

Preparer Information: Julia L. Vyskocil, 6701 Westown Parkway, Suite 100, West Des Moines, IA 50266, Phone: (515) 271-5909

Address Tax Statement: Aaron and Jacci Taylor, 2217 152nd Street, Winterset, IA 50273

$\frac{1}{1}$ \$250,000

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Elaine Rosencrants, a single person, does hereby Convey to Aaron Taylor and Jacci Taylor as joint tenants with full rights of survivorship and not as tenants in common the following described real estate in Madison County, Iowa:

The West 49.33 acres of the West Fractional Half (1/2) of the Northwest Quarter (1/4) of Section Thirty-one (31) in Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPT the North 1140.5 feet thereof, AND EXCEPT that part thereof lying North and West of the public highway which runs across the Northwest part thereof and being known as Highway No. 169, AND EXCEPT Lot 1 of the David T. Clark Estates Subdivision, located therein, as shown in Plat of Survey filed in Book 2018, Page 2803 on August 28, 2018, in the Office of the Recorder of Madison County, Iowa.

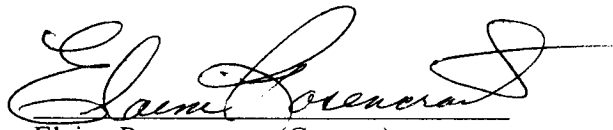


Revenue Stamps: \$399.20

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.

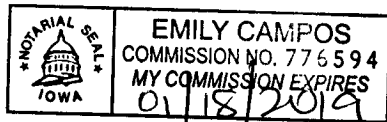
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: September 6th.


Elaine Rosencrants (Grantor)

STATE OF IOWA, COUNTY OF Dallas

This record was acknowledged before me on 9/6/2018, by Elaine Rosencrants.




Signature of Notary Public