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Rev Transfer Tax \$271.20 ANNO

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LISA SMITH, COUNTY RECORDER CHEK

MADISON COUNTY IOWA

\$170,000

**Preparer:** David C. Pulliam, 4201 Westown Pkwy, Ste 250, West Des Moines, IA 50266 (515) 283-1801 (3433RE)

**Return To:** Kathryn A. Llewellyn, 825 Walnut Street, Waukee, IA 50263

**Taxpayer Information:** Kathryn A. Llewellyn, 825 Walnut Street, Waukee, IA 50263

Ocp 51986

### WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Cole W. Jennett and Robyn Allen, husband and wife**, do hereby Convey to **Kathryn A. Llewellyn Living Trust**, the following described real estate in Madison County, Iowa:

**Parcel "H" located in the Northwest Quarter (1/4) of Section Twenty-five (25), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 20.48 acres, more or less, as shown in Plat of Survey filed in Book 2017, Page 3321 on October 23, 2017, in the Office of the Recorder of Madison County, Iowa; AND**

**All that certain real property described as "Ingress-Egress Easement" on the Plat of Survey filed in Book 2017, Page 3321 on October 23, 2017, in the Office of the Recorder of Madison County, Iowa, as corrected in Affidavits Confirming Error on Plat/Survey Document filed in Book 2018, Page 2319 and in Book 2018, Page 2614 in the Office of the Recorder for said County.**

**It is the intention of the Grantors that fee simple absolute title to the real property described as said "Ingress-Egress Easement" merges into the fee simple absolute title to Parcel "H" as described above; Grantors affirmatively state that the real property described as the "Ingress-Egress Easement" described herein lies wholly within the real property described as said Parcel "H".**

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.

