



Document 2018 3279

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Date 10/10/2018 Time 10:33:35AM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$223.20

ANNO

Rev Stamp# 432 DOV# 434

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$140,000.00

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 – 73<sup>rd</sup> Street, Urbandale, Iowa 50322

Phone # (515) 271-8966

✓ Return document to and mail tax statements to:

SIDNEY AKINS AND SARA AKINS, 415 SE 2<sup>nd</sup> Street, Earlham, Iowa 50072

File #RESC / SO (hme)

## WARRANTY DEED

Legal: **Lots 7 and 8 in Block 4 in B.F. ALLEN'S ADDITION to the Town of Earlham, Madison County, Iowa**

Address: 415 SE 2<sup>nd</sup> Street, Earlham, Iowa 50072

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Michael Peterson and Angela Peterson, a married couple**, do hereby convey the above-described real estate to **Sidney Akins and Sara Akins, a married couple**, as Joint Tenants with full rights of survivorship and not as Tenants in Common.

### SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that said 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 relinquish 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.

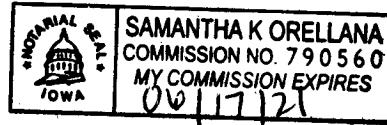
STATE OF IOWA )  
 )  
COUNTY OF Dallas ) SS:

On this 3 day of October, 2018, before me the undersigned, a Notary Public in and for said State, personally appeared **Michael Peterson, spouse of, Angela Peterson**, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that those persons executed the same as their voluntary act and deed.

Samantha K Orellana  
Notary Public in and for said State

Dated: October 3rd, 2018

Michael Peterson  
Michael Peterson



STATE OF IOWA )  
 )  
COUNTY OF Dallas ) SS:

On this 3 day of October, 2018, before me the undersigned, a Notary Public in and for said State, personally appeared **Angela Peterson, spouse of, Michael Peterson**, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that those persons executed the same as their voluntary act and deed.

Samantha K Orellana  
Notary Public in and for said State

Dated: October 3rd, 2018

Angela Peterson  
Angela Peterson

