



Document 2018 3302

Book 2018 Page 3302 Type 03 001 Pages 1

Date 10/11/2018 Time 11:02:38AM

Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$420.00

Rev Stamp# 437 DOV# 438

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$262,701

### WARRANTY DEED



Return to: Phil Clifton 2223 204th Ct., Winterset, IA 50273

Preparer: Billy Mallory, Brick Gentry PC, 6701 Westown Parkway, Suite 100, West Des Moines, Iowa 50266

Taxpayer: Phil Clifton 2223 204th Ct., Winterset, IA

For the consideration of One Dollar(s) and other valuable consideration, William Moothart and Laken A. Moothart a married couple do hereby

Convey to

Phil and Brenda Clifton, a married couple 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 Half (1/2) of the Southeast Quarter (1/4) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, EXCEPT that part of Parcel "A" located therein, as shown in Plat of Survey filed in Book 2010, Page 1542 on July 7, 2010, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT that part of Parcel "B" located therein, as shown in Plat of Survey filed in Book 2012, Page 1758 on June 15, 2012, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT Parcel "C" located therein, containing 14.35 acres, as shown in Plat of Survey filed in Book 2015, Page 3549 on November 25, 2015, in the Office of Recorder of Madison County, Iowa.

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 on 10/8/18

William Moothart

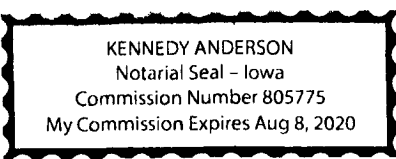
William Moothart, Grantor

Laken A. Moothart

Laken A. Moothart, Grantor

STATE OF IOWA, COUNTY OF Dallas

This record was acknowledged before me on 10/8/18, by Laken Moothart + William B. Moothart



Kennedy Anderson  
Signature of Notary Public