

BK: 2018 PG: 3382
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Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$159.20
LISA SMITH RECORDER
Madison County, Iowa



WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, IA 50072 (515) 758-2267

Taxpayer Information: (Name and complete address)

Christine M. Scar
827 N.E. 4th Street
Earlham, Iowa 50072

Return Document To: (Name and complete address)

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:

Darlene Scar

Grantees:

Christine M. Scar

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One hundred thousand and no/100ths (\$100,000.00)----- Dollar(s) and other valuable consideration, DARLENE SCAR, a single person,
 _____ do hereby Convey to
CHRISTINE M. SCAR
 _____ the following described real estate in
Madison County, Iowa:

The East Half (1/2) of Lot Nine (9) of McLaughlin Subdivision Plat Two (2), an Addition to the City of Earlham, Madison County, Iowa.

This deed is given in fulfillment of a recorded real estate contract by and between the grantor and grantee recorded on August 26, 2014 in Book 2014, Page 2133, in the Office of the Recorder of Madison County, Iowa. Since this deed is given in fulfillment of a recorded real estate contract it is exempt from declaration of value and groundwater hazard statement filing requirements.

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 October 17, 2018.

 Grantor) Darlene Scar
 Darlene Scar (Grantor)

 (Grantor) _____
 (Grantor)

STATE OF IOWA, COUNTY OF ADAIR
 This record was acknowledged before me on October 17, 2018, by Darlene Scar

Samuel H. Braland
 Signature of Notary Public

