



Document 2018 3423

Book 2018 Page 3423 Type 03 001 Pages 2  
Date 10/23/2018 Time 12:48:46PM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$296.00  
Rev Stamp# 451 DOV# 451  
LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX  
ANNO  
SCAN  
CHEK

This instrument prepared by:

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

Phone # (515) 633-8870

*E* Return document to and mail tax statements to:

CODY I. CLINE, 2121 Warren Avenue, St. Charles, Iowa 50240


File #RESC / SAM (glb)

$\frac{2}{3}$

\$185,500

## WARRANTY DEED

UC052224

Legal: Parcel "A" located in the Southeast Quarter of the Northeast Quarter (SE ¼ NE ¼) of Section 36, Township 76 North, Range 26, West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 5.000 acres, as shown in Plat of Survey filed in Book 2, Page 433 on December 29, 1993, in the Office of the Recorder of Madison County, Iowa 

Address: 2121 Warren Avenue, St. Charles, Iowa 50240

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Jacqueline S. Godwin and Leyston N. Godwin, a married couple**, do hereby convey the above-described real estate to **Cody I. Cline, a single person**.

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

Grantors do hereby covenant with Grantee, 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 10 day of October, 2018,  
before me the undersigned, a Notary Public in and for  
said State, personally appeared **Jacqueline S.  
Godwin and Leyston N. Godwin, a married  
couple**, 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 10, 2018

Jacqueline S. Godwin  
Jacqueline S. Godwin

Leyston N. Godwin  
Leyston N. Godwin

