



Document 2018 3584

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Date 11/05/2018 Time 1:35:08PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$479.20

Rev Stamp# 475 DOV# 476

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

**WARRANTY DEED
Recorder's Cover Sheet**

\$300,000

Preparer Information: (name, address and phone number)

F1051831

James S. Dougherty, PO Box 278, 801 North Ave., Norwalk, Ia 50211, Phone: (515) 981-5401

3/9

Taxpayer Information: (name and complete address)

Adam Daniel Wiegert and April R. Wiegert, 1477 Warren Ave., Cumming, Iowa 50061

E

Return Document To: (name and complete address)

Adam Daniel Wiegert and April R. Wiegert, 1477 Warren Ave., Cumming, Iowa 50061

Grantors:

Jeffrey E. Hayes and

Cindy S. Hayes

Grantees:

Adam Daniel Wiegert and April R. Wiegert

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Jeffrey E. Hayes and Cindy S. Hayes, husband and wife, do hereby Convey to Adam Daniel Wiegert and April R. Wiegert, husband and wife as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

A tract of land located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section 25, Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Northeast Corner of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-five (25), running thence South 38 rods, thence in a Northwesterly direction approximately 27 rods to a point 20 rods South of the North line of said Southeast Quarter (1/4) of the Southeast Quarter (1/4) thence North 20 rods to said North line, thence East approximately 21 rods to the point of beginning, and containing approximately 3.8 acres.



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: 11-1-18.

Jeffrey E. Hayes
Jeffrey E. Hayes (Grantor)

Cindy S. Hayes
Cindy S. Hayes (Grantor)

STATE OF IOWA, COUNTY OF WARREN

This record was acknowledged before me on November 1, 2018, by Jeffrey E. Hayes and Cindy S. Hayes, husband and wife.

[Signature]
Signature of Notary Public

