

**BK: 2018 PG: 3728**  
**Recorded: 11/16/2018 at 8:18:45.0 AM**  
**Pages 2**  
**County Recording Fee: \$17.00**  
**Iowa E-Filing Fee: \$3.00**  
**Combined Fee: \$20.00**  
**Revenue Tax: \$367.20**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**

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This instrument prepared by and return to:

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

Phone # (515) 278-0623

Mail tax statements to:

SUMMER AND RYAN CLARK, 1430 Walnut Lane, Cumming, Iowa 50061

File #32042-18-FSB (rml)

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## WARRANTY DEED

Legal:           **The North Half (½) of the Northeast Fractional Quarter (¼) of the Southeast Fractional Quarter (¼) of Section 25, Township 77 North, Range 26 West of the 5<sup>th</sup> P.M., Madison County, Iowa**

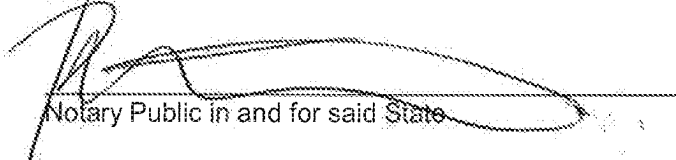
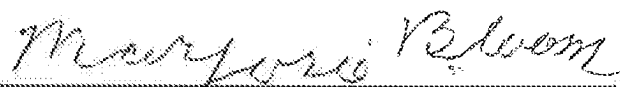
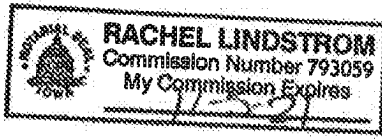
Address:        1459 Warren Avenue, Cumming, Iowa 50061

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Marjorie M. Bloom, a single person**, does hereby convey the above-described real estate to **Summer M. Clark and Ryan C. Clark, 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**

Grantor does hereby covenant with Grantees, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has 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 Grantor covenants 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.

<p>STATE OF IOWA ) COUNTY OF <u>Polk</u> ) SS:</p> <p>On this <u>12</u> day of <u>Nov.</u>, 2018, before me the undersigned, a Notary Public in and for said State, personally appeared <b>Marjorie M. Bloom</b>, <b>a single person</b>, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that the person executed the same as that person's voluntary act and deed.</p> <p> _____ Notary Public in and for said State</p>	<p>Dated: <u>November 12</u>, 2018</p> <p> _____ Marjorie M. Bloom</p> <p></p>
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