



Document 2018 3774

Book 2018 Page 3774 Type 03 001 Pages 2

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Rec Amt \$12.00 Aud Amt \$10.00 INDX

Rev Transfer Tax \$301.60 ANNO

Rev Stamp# 501 DOV# 500 SCAN

LISA SMITH, COUNTY RECORDER CHEK

MADISON COUNTY IOWA



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

1
\$189,000

MDK53657

Preparer Information: (Name, address and phone number)

Aaron M. Hubbard, Hubbard Law Firm, P.C., 2900 100th St., Ste. 209, Urbandale, IA 50322, Phone: (515) 222-1700

Taxpayer Information: (Name and complete address)

Bradley J. Baldwin and Dena M. Baldwin, 7875 Rampart Way, Littleton, CO 81025

Return Document To: (Name and complete address)

E Aaron M. Hubbard, Hubbard Law Firm, P.C., 2900 100th St., Ste. 209, Urbandale, IA 50322

Grantors:

David Welch
Skye Welch

Grantees:

Bradley J. Baldwin
Dena M. Baldwin

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, David Welch and Skye Welch, a married couple, do hereby Convey to Bradley J. Baldwin and Dena M. Baldwin, 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:

Parcel "C", a part of Parcel "A", located in the Southeast Quarter (1/4) and in the Southwest Fractional Quarter (1/4) of Section Thirty-one (31), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 43.96 acres, as shown in Plat of Survey filed in Book 2003, Page 5819 on September 29, 2003, in the Office of the Recorder of Madison County, Iowa AND Lot Two (2) of Joanne's Retreat, located in the East Half (1/2) of the Southeast Quarter (1/4) of said Thirty-one (31), 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 November 15th 2018

[Signature] David Welch (Grantor)

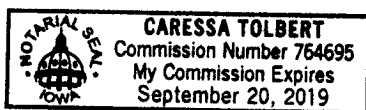
[Signature] Skye Welch (Grantor)

(Grantor)

(Grantor)

STATE OF Iowa, COUNTY OF Polk

This record was acknowledged before me on 11/15/18, by David Welch and Skye Welch, a married couple



[Signature] Signature of Notary Public