



BK: 2018 PG: 3845
Recorded: 11/27/2018 at 10:18:03.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$843.20
LISA SMITH RECORDER
Madison County, Iowa

This instrument prepared by:
JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309
Phone No.: (515)453-6211

Mail tax statements and return to:
Nicholas R. Aeschliman and Lindsey Aeschliman, 1019 Terrace Court, Van Meter, IA 50261

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Truview Enterprises, Inc., a corporation**, does hereby convey unto **Nicholas R. Aeschliman and Lindsey Aeschliman, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

Lot Nine (9) of Bluebird Estates Subdivision, located in Government Lot Four (4) in Section Six (6), in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, as shown in Boundary Line Adjustment Survey filed in Book 2018, page 1003 on April 2, 2018, in the Office of the Recorder of Madison County, Iowa.

Order No.: MES-79363/DV

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantor hereby covenants with Grantees, and successors in interest, that it holds the real estate by title in fee simple; that it 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 the Grantor covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

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.

Truview Enterprises, Inc.

Chad Hutchinson

Chad Hutchinson
Printed Name

STATE OF Iowa)
COUNTY OF Folk)

SS:

This instrument was acknowledged before me on Nov. 26, 2018 by Chad Hutchinson as President of Truview Enterprises, Inc..

Connie Ridgway
Notary Public in and for said State

