



Document 2018 3850

Book 2018 Page 3850 Type 03 001 Pages 2

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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$24.80

Rev Stamp# 511 DOV# 511

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

Return Document To: Lori Hammond and Kurtis Greenwood, 799 SW Hoytsville Road, Coalville, UT 84017

Preparer Information: Mark L. Smith, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

Address Tax Statement: Lori Hammond and Kurtis Greenwood, 799 SW Hoytsville Road, Coalville, UT 84017

### WARRANTY DEED

For the consideration of ---\$15,600.00--- Dollar(s) and other valuable consideration, Ryan Breeding and Karly Breeding, husband and wife do hereby Convey An undivided one-half interest to Kurtis M. Greenwood, Trustee of the Kurtis M. Greenwood Living Trust dated November 6, 2009, and any amendments thereto; AND, An undivided one-half interest to Lori A. Hammond, Trustee of the Lori Hammond Living Trust dated November 6, 2009, and any amendments thereto, the following described real estate in Madison County, Iowa:

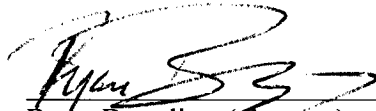
Parcel "F" located in the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section Ten (10), Township Seventy- five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa as shown in Plat of Survey dated August 14, 2018, in Book 2018, Page 2651 of the Recorder's Office of Madison County, Iowa.

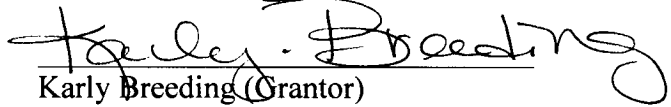
Subject to the reservation that the land shall not be further subdivided and shall be combined with the land already owned by the purchaser.

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: November 27, 2018

  
Ryan Breeding (Grantor)

  
Karly Breeding (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on November 27, 2018, by Ryan Breeding and Karly Breeding.

  
Signature of Notary Public

