



Document 2018 3890

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Date 11/29/2018 Time 1:03:39PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$229.60

ANNO

Rev Stamp# 518 DOV# 517

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

P185109

Preparer: Matthew D. Kern, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (917RTE)

Return To: Danielle Billings, 421 North Street, PATTERSON, IA 50218

Taxpayer Information: Danielle Billings, 421 North Street, PATTERSON, IA 50218

21853166

\$144,000

**WARRANTY DEED**

For the consideration of One (\$1.00) Dollar and other valuable consideration, Tyler Gehringer a/k/a Christopher T. Gehringer and Kellie Drake n/k/a Kellie Lucretia Gehringer, a married couple, do hereby Convey to Danielle Billings and Brandon Walker, 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:

**A tract of land commencing at a point 66 feet North of the Northeast corner of Block Five (5) in the Town of Patterson, Madison County, Iowa, running thence North 132 feet, thence West 108 feet, thence South 132 feet, thence East 108 feet to the place of beginning, being a part of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-nine (29) in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa;**

Subject to all covenants, restrictions and easements of record.

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: 11/26/18

*Tyler Gehringer*  
**Tyler Gehringer**  
a/k/a Christopher T. Gehringer

*Kellie Drake*  
**Kellie Drake**  
n/k/a Kellie Lucretia Gehringer

STATE OF Iowa )  
COUNTY OF Madison )ss:  
)

This record was acknowledged before me on November 26, 2018, by Tyler Gehringer a/k/a Christopher T. Gehringer and Kellie Drake n/k/a Kellie Lucretia Gehringer a married couple.

*[Signature]*  
Notary Public in and for said State

