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Date 12/03/2018 Time 1:23:05PM

Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$223.20 ANNO

Rev Stamp# 527 DOV# 526 SCAN

LISA SMITH, COUNTY RECORDER CHEK
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.: 515-453-4614

EM Mail tax statements and return document to:
Patrick Pellman, 305 2nd st NW, Earlham, IA 50072

WF53483

$\frac{1}{2}$

\$140,000

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Christine Betts, f/k/a Christine Zickefoose, and Jeremiah Betts, a married couple**, do hereby convey unto **Patrick Pellman, a single person**, the following described real estate:

Lot Eight (8) and the East 20 Feet of Lot Seven (7) in Block Four (4) of Academy Addition to the Town of Earlham, Madison County, Iowa.



SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantee, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors 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.

Christine Betts
Christine Betts

Jeremiah Betts
Jeremiah Betts

STATE OF Iowa

COUNTY OF Adair

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SS:



This instrument was acknowledged before me on November 29th 2018 by Christine Betts, f/k/a Christine Zickefoose, and Jeremiah Betts, a married couple.

Dakotah Reed
Notary Public in and for said State