

Document 2018 3941

Book 2018 Page 3941 Type 03 001 Pages 2 Date 12/03/2018 Time 1:25:59PM

Rec Amt \$12.00 Aud Amt \$5.00 Rev Transfer Tax \$300.00 INDX ANNO SCAN

LISA SMITH, COUNTY RECORDER

Rev Stamp# 528 DOV# 527

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)453-5724

Mail tax statements and return document to:

Fredy Marroquin, 2346 Saint Charles Rd, Winterset, IA 50273

1

\$188,000

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Rick A. Vert and Gale E. Vert, a married couple**, do hereby convey unto **Fredy Marroquin**, a married person, the following described real estate:

Parcel "A" located in the Southwest Quarter of the Northeast Quarter of Section 8, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa containing 2.3228 acres, as shown in Plat of Survey filed in Miscellaneous Book 37, Page 662, on April 3, 1987, in the Office of the Recorder of Madison County, Iowa.



Order No.: MES-83053/CC

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.

STATE OF

COUNTY OF 9

SS:

Vert and Gale E. Vert, a married couple.



Order No.: MES-83053/CC