



Document 2018 4015

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Date 12/07/2018 Time 3:53:03PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$45.60

ANNO

Rev Stamp# 538 DOV# 536

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA



WARRANTY DEED

Return to: Austin K. Silliman and Melissa J. Baker, 2120 214th Lane, Winterset, IA 50273

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

Taxpayer: Austin K. Silliman and Melissa J. Baker, 2120 214th Lane, Winterset, IA 50273

For the consideration of ---\$29,000.00--- Dollar(s) and other valuable consideration, Floyd M. Wagley and Ruth P. Wagley, husband and wife

Austin K. Silliman and Melissa J. Baker, as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common do hereby Convey to the following described real estate in Madison County, Iowa: See attached legal description.

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.

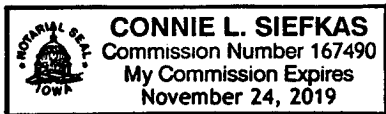
Dated on 11-30-18

Floyd M. Wagley
Floyd M. Wagley (Grantor)

Ruth P. Wagley
Ruth P. Wagley (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 11-30-18, by Floyd M. Wagley and Ruth P. Wagley



Connie L. Siefkas
Signature of Notary Public

That part of the West fractional one-half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$), Section Thirty-one (31), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., described as follows: beginning at the Northwest corner of the Southwest fractional Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Thirty-one (31), proceed North 52.5 feet along the Quarter ($\frac{1}{4}$) section line; thence $89^{\circ} 22'$ Right and Easterly 194.6 feet; thence $90^{\circ} 38'$ Right and South 212.9 feet; thence $89^{\circ} 22'$ Right and Westerly 194.6 feet to the West line of the Northeast Quarter ($\frac{1}{4}$) of said Section Thirty-one (31); thence $90^{\circ} 38'$ Right and North 160.4 feet to the point of beginning, containing 0.95 acres, more or less, subject to existing road right-of-way on the West side,