



Document 2018 4136

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Date 12/17/2018 Time 11:24:16AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$434.40

Rev Stamp# 551 DOV# 550

INDX

ANNO

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)453-5724

Mail tax statements and return document to:  
Luis F. Ramos, 3201 Valleyview Ave, Truro, IA 50257

FID54017

$\frac{1}{2}$

\$272,000

## WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **David Hammond and Lynda Hammond, a married couple**, do hereby convey unto **Luis F. Ramos, a single person**, the following described real estate:

**Lot Two (2) of Dawn's Acres, located in the South Half (1/2) of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-one (21), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.**



Order No.: MES-83197/CC

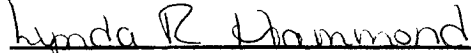
**SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD**

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.



David Hammond



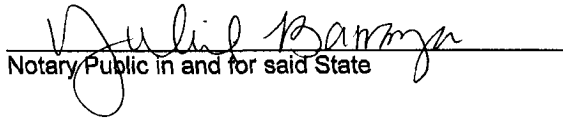
Lynda Hammond

STATE OF Texas )

COUNTY OF Johnson )

SS:

This instrument was acknowledged before me on December 11 2018, by David Hammond and Lynda Hammond, a married couple.

  
Notary Public in and for said State