



Document 2018 4247

Book 2018 Page 4247 Type 03 001 Pages 2

Date 12/27/2018 Time 1:48:16PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$506.40

Rev Stamp# 567 DOV# 567

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309

Phone No.: 515-453-4607

E

Mail tax statements and return document to:

James E Fitzgerald and Ashley R Fitzgerald, 2608 120th St, Van Meter, IA 50261

218 54263

$\frac{1}{2}$  \$317,000

# WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Jeffrey D Clark and Cynthia Clark, a married couple**, do hereby convey unto **James E Fitzgerald and Ashley R Fitzgerald, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

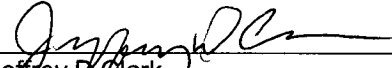

**Parcel "B" located in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Fourteen (14), Township Seventyseven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, as shown in Amended Plat of Survey filed in Book 3, Page 290 on July 8, 1998 in the Office of the Recorder of Madison County.**



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

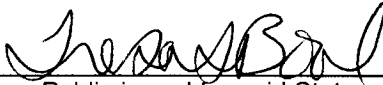
Grantors do hereby covenant with Grantees, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may 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.

  
\_\_\_\_\_  
Jeffrey D. Clark  
  
\_\_\_\_\_  
Cynthia Clark

STATE OF Iowa )  
COUNTY OF Polk ) SS:

This instrument was acknowledged before me on December 21, 2018 by Jeffrey D Clark and Cynthia Clark, a married couple.

  
\_\_\_\_\_  
Notary Public in and for said State

