



Document 2019 2

Book 2019 Page 2 Type 03 001 Pages 1
Date 1/02/2019 Time 10:11:17AM
Rec Amt \$7.00 Aud Amt \$5.00
Rev Transfer Tax \$287.20
Rev Stamp# 1 DOV# 1

INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

P1800253

Preparer: Matthew D. Kern, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (961RTE)
Return To: Seth M. Groves, 620 NE 3rd Street, EARLHAM, IA 50072
Taxpayer Information: Seth M. Groves, 620 NE 3rd Street, EARLHAM, IA 50072

\$179,900

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, Tyler Remele and Cassandra Remele, a married couple, do hereby Convey to Seth M. Groves and Sarah E. Groves, a married couple, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot Eight (8) of CLEARVIEW ESTATES PLAT 1, an Official Plat in the City of Earlham, Madison County, Iowa;

Subject to all covenants, restrictions and easements of record.

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: 12/27/18

Tyler Remele

Cassandra Remele

STATE OF Iowa)
COUNTY OF Madison) ss:

This record was acknowledged before me on December 27, 2018, by Tyler Remele and Cassandra Remele, a married couple.

Notary Public in and for said State

