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Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$311.20

Rev Stamp# 70 DOV# 69

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

Preparer: David C. Pulliam, 4201 Westown Pkwy, Ste 250, West Des Moines, IA 50266 (515) 283-1801 (3709RE)

Return To: Kent Anderson and Patrick Creasey, 2680 Cumming Road, Van Meter, IA 50261

Taxpayer Information: Kent Anderson and Patrick Creasey, 2680 Cumming Road, Van Meter, IA 50261

MDK55563

1 \$195,000 **WARRANTY DEED**

2 For the consideration of One (\$1.00) Dollar and other valuable consideration, **James Clark and Theresa Clark, a married couple**, do hereby Convey to **Kent Anderson and Patrick Creasey, 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 One (1) of the Northeast Fractional Quarter (1/4) of the Northeast Quarter (1/4) of Section Two (2) in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey certified June 10, 1939 and filed in Land Plat Book 1, Page 77 in the Office of the Recorder of 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: 3/5/19

[Signature]
James Clark
[Signature]
Theresa Clark

STATE OF Iowa)
)ss:
COUNTY OF Polk)

This record was acknowledged before me on March 5, 2019, by James Clark and Theresa Clark, a married couple.

[Signature]
Notary Public in and for said State

