



Document 2019 825

Book 2019 Page 825 Type 03 001 Pages 2

Date 3/18/2019 Time 12:50:53PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$519.20

Rev Stamp# 76 DOV# 76

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)453-4684

Mail tax statements and return document to:

Rhonda Nemmers, 330 NE Oak Ave, Earlham, IA 50072

LIN55739

$\frac{1}{2}$

\$324,900

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Earlham Building Center, Inc., a corporation**, does hereby convey unto **Rhonda Nemmers, a single person**, the following described real estate:

Lot Twenty-seven (27) of Clearview Estates Plat 2 in the City of Earlham, Madison County, Iowa.



SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantee, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has 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 Grantor covenants 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.

~~Earlham Building Center, Inc.~~
BY: _____

STATE OF Iowa)
COUNTY OF Madison) SS:

This instrument was acknowledged before me on 2-20-19 by Andrew Arnburg as Treasurer of Earlham Building Center, Inc..

Heather Carey
Notary Public in and for said State

