



Document 2019 1156

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Date 4/23/2019 Time 12:18:57PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$317.60

Rev Stamp# 118 DOV# 120

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

\$199,000

This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309
Phone No.: 515-453-4638

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Mail tax statements and return document to:
Kyle Freeman, 1459 Warren Avenue, Cumming, IA 50061

CB55435

$\frac{1}{2}$

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Summer M. Clark and Ryan C. Clark, a married couple**, do hereby convey unto **Kyle Freeman, a single person, and Ashlee Knickerbocker, a single person, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

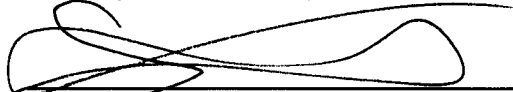
Lot One (1) of Bloom Ridge Subdivision, located in the North Half (1/2) of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-five (25), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.m., Madison County, Iowa.




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.



Summer M. Clark



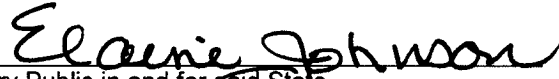
Ryan C. Clark

STATE OF Iowa)

COUNTY OF Polk)

SS:

This instrument was acknowledged before me on 4-17 2019 by Summer M. Clark and Ryan C. Clark, a married couple.



Notary Public in and for said State

