



Document 2019 1220

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Date 4/30/2019 Time 11:16:46AM

Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$333.60 ANNO

Rev Stamp# 125 DOV# 130 SCAN

LISA SMITH, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

\$209,000

Preparer: Seth D. Dodge, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801 (CEN10088)

Return To: Nicholas and Angela Culp, 740 NE 6th St., Earlham, IA 50072

Taxpayer Information: Nicholas and Angela Culp, 740 NE 6th St., Earlham, IA 50072

Gm57262

P191415

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Justin D. Appenzeller a/k/a Justin D. Appenzellar and Holly J. Appenzeller a/k/a Holly J. Appenzellar, a married couple**, Convey(s) to **Nicholas J. Culp and Angela N. Culp, a married couple**, as joint tenants with full right of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

The East 33 Feet of Lot Eight (8) and the West 67 Feet of Lot Nine (9) of CLEARVIEW FIRST ADDITION to Earlham, Madison County, Iowa.

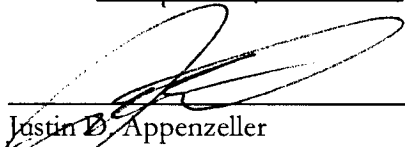
Subject to all covenants, restrictions and easements of record.


The grantor(s) hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that 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. If a spouse who is not a titleholder executes this deed, that spouse does not join in the warranties stated above, but executes solely for purposes of releasing rights of dower, homestead, and distributive share.

Each of the undersigned releases all rights of dower, homestead and distributive share in and to the real estate described above.

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.

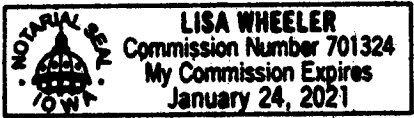
Dated: 4/24/19



Justin D. Appenzeller


Holly J. Appenzeller

STATE OF Iowa, COUNTY OF Madison) ss:

This record was acknowledged before me on April 24 20 19 by Justin D. Appenzeller and Holly J. Appenzeller.




Notary Public in and for said State