



Document 2019 1426

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Date 5/20/2019 Time 8:35:27AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$183.20

Rev Stamp# 153 DOV# 159

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$ 115,000.

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 - 73<sup>rd</sup> Street, Urbandale, Iowa 50322

Phone # (515) 271-8996

Return document to and mail tax statements to:

BRENT LOSHONCY, 1262 Pitzer Road, Earlham, Iowa 50072

File #RESC / NW (spo)

## WARRANTY DEED

Legal: **Lot 1 in Scar Estates Subdivision, located in the North Half of the Southwest Quarter (N 1/2 SW 1/4) of Section 15, Township 77 North, Range 29, West of the 5<sup>th</sup> P.M., Madison County, Iowa**

Address: 1262 Pitzer Road, Earlham, Iowa 50072

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Dillon M. Davis and Ashley N. Davis, a married couple**, do hereby convey the above-described real estate to **Brent Loshoncy, a single person**.

### SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantee, and successors in interest, that said 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 relinquish 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.

