



Document 2019 1600

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Date 6/03/2019 Time 10:50:08AM

Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$227.20 ANNO

Rev Stamp# 186 DOV# 193 SCAN

LISA SMITH, COUNTY RECORDER CHEK

MADISON COUNTY IOWA

*142,500⁰⁰

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)453-5724

✓ Mail tax statements and return document to:
Nicole Ann Twaddle, 450 E 1st St, Earlham, IA 50072

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **William L. Bartelson and Mary C. Bartelson, a married couple**, do hereby convey unto **Nicole Ann Twaddle, a single person**, the following described real estate:

Lots One (1) and Two (2) and the North 20 feet of Lot Three (3), in Block Four (4) of Allen's Addition to the Town of Earlham, Madison County, Iowa.

MCB


WLB

Order No.: MES-85665/CC

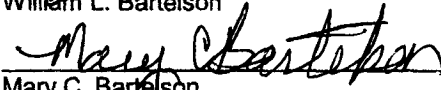
SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantee, and successors in interest, that said Grantors hold the real estate by title in fee simple; that 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.



William L. Bartelson

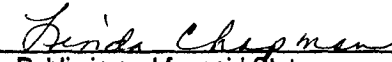


Mary C. Bartelson

STATE OF Iowa)
COUNTY OF Dallas)

SS:

This instrument was acknowledged before me on May 24 2019 by William L. Bartelson and Mary C. Bartelson, a married couple.



Notary Public in and for said State

61-48-8