

BK: 2019 PG: 1617
Recorded: 6/3/2019 at 11:57:30.0 AM
Pages 1
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$439.20
LISA SMITH RECORDER
Madison County, Iowa



WARRANTY DEED

Return to: Cindy J. McGuire, 1511 Hogback Bridge Road, Earlham, IA 50072
Taxpayer: Cindy J. McGuire, 1511 Hogback Bridge Road, Earlham, IA 50072
Preparer: Mark L. Smith, P.O. Box 230, Winterset, IA 50273 515-462-3731

For the consideration of ---\$275,000.00--- Dollar(s) and other valuable consideration, Timothy R. Strain and Carmen R. Strain, husband and wife do hereby Convey to Cindy J. McGuire

Madison County, Iowa: Lot One (1) of Strain Subdivision, located in the North Half (1/2) of the Northeast Quarter (1/4) of Section Thirty-four (34) and in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-seven (27); all in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

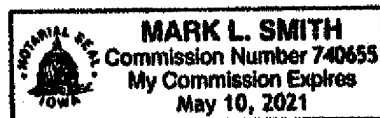
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and Convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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 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.

Dated on May 30, 2019

Timothy R. Strain
Timothy R. Strain (Grantor)

Carmen R. Strain
Carmen R. Strain (Grantor)

STATE OF IOWA, COUNTY OF MADISON
This record was acknowledged before me on 5/30/19, by Timothy R. Strain and Carmen R. Strain



Mark L. Smith
Signature of Notary Public