



Document 2019 1638

Book 2019 Page 1638 Type 03 001 Pages 2

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Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$447.20 ANNO

Rev Stamp# 193 DOV# 201 SCAN

LISA SMITH, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

Preparer: Seth D. Dodge, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801 (3851RE)

Return To: Lea and Derek Muche, 3122 Cumming Rd., Cumming, IA 50061

Taxpayer Information: Lea and Derek Muche, 3122 Cumming Rd., Cumming, IA 50061

LS858519

$\frac{1}{2}$ \$ 280,000

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Phyllis Fry n/k/a Phyllis Annette McCann, a single person**, Convey(s) to **Lea M. Muche and Derek W. Muche**, 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:

Parcel "B" located in the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-seven (27), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 5.855 acres, as shown in Plat of Survey filed in Book 3, Page 150 on November 12, 1997, in the Office of the Recorder of Madison County, Iowa.



Subject to all covenants, restrictions and easements of record.

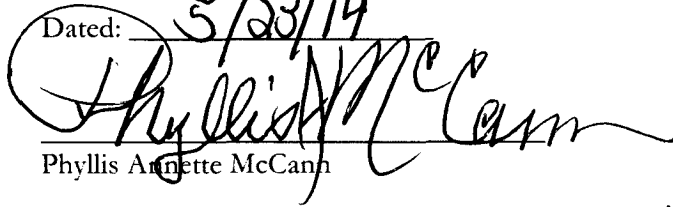
The grantor(s) hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above 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:

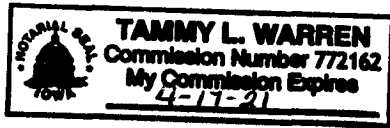
5/23/19

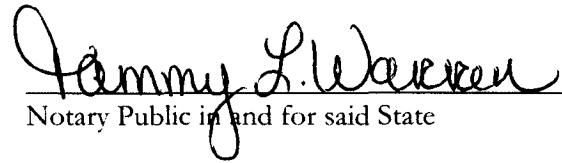


Phyllis Annette McCann

STATE OF Iowa, COUNTY OF Warren) ss:

This record was acknowledged before me on May 23 20 19 by Phyllis Annette McCann.




Notary Public in and for said State