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Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$463.20 ANNO

Rev Stamp# 196 DOV# 204 SCAN

LISA SMITH, COUNTY RECORDER CHEK

MADISON COUNTY IOWA

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (5666ESP)

✓ **Return To:** Trent and Misty Mohr, 2432 160th St., Van Meter, IA 50261

Taxpayer Information: Trent and Misty Mohr, 2432 160th St., Van Meter, IA 50261

Gm59023

\$290,000

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Kirk Dimler and Britta Dimler, a married couple**, do hereby Convey to **Trent E. Mohr and Misty Mohr, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, in the following described real estate in Madison County, Iowa:

A tract of land in the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Four (4), Township Seventy-six (76) North, of Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, described as follows: Commencing at the Northwest corner of the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Four (4), Township Seventy-six (76) North, Range Twenty-seven (27) West, thence 700 feet East to the point of beginning, thence West 700 feet to the Northwest corner of said quarter section, thence South along the West line of said quarter section 550 feet, thence Northeasterly to a point that is 700 feet Northeasterly from last described point and 440 feet Southwesterly from point of beginning, thence Northeasterly 440 feet to the point of beginning.

Subject to all covenants, restrictions and easements of record.

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

