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Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$219.20
LISA SMITH RECORDER
Madison County, Iowa

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:
Luke Simmerman and Morgan Simmerman, 315 N McKinley St, Truro, IA 50257

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Christina L. Jones, a single person**, does hereby convey unto **Luke Simmerman and Morgan Simmerman, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

A tract of land located in the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of Section 16, Township 74 North, Range 26, West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at a point 483 feet West and 76.7 feet North of the Southeast corner of the NE 1/4 of said Section 16, thence North 111.8 feet; thence West 177 feet; thence South 111.25 feet; thence South 89°49.35' East, 177 feet to the point of beginning, and containing 0.45 acres, more or less.

Order No.: MES-86516/CC

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantees, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the 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. 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.



Christina L. Jones

STATE OF Iowa)
COUNTY OF Warren)

SS:



This instrument was acknowledged before me on July 1 2019 by Christina L. Jones, a single person.


Notary Public in and for said State