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Date 7/05/2019 Time 12:11:00PM

Rec Amt \$7.00 Aud Amt \$10.00

Rev Transfer Tax \$423.20

Rev Stamp# 247 DOV# 255

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

#265,000⁰⁰

TM

Return To: Christopher T. Gehringer, 2572 Peru Road, PERU, IA 50222

Taxpayer: Christopher T. Gehringer, 2572 Peru Road, PERU, IA 50222

Preparer: Matthew M. Hurn, 4201 Westown Pkwy, Suite 250 West Des Moines, Iowa 50266, Phone: (515) 283-1801

$\frac{1}{2} \times 1$

WARRANTY DEED

WF59585

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, Jennifer D. Mecham, a single person, do hereby Convey to Christopher T. Gehringer and Kellie L. Gehringer, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common the following described real estate in Madison County, Iowa:

All of Blocks Twenty-nine (29), Thirty (30), Thirty-one (31), Thirty-two (32), and Thirty-three (33), and all that part of Blocks Twenty (20), Twenty-eight (28), and Thirty-four (34) lying Southwest of the Public Highway, and all vacated streets and alleys adjacent thereto, and a tract 20 feet square out of the Southeast corner of Block Twenty-three (23) measuring from the center line of vacated alley and North line of street as reduced by vacation, all in the Original Town of Peru, and a tract commencing at the Southwest corner of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Three (3), in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., thence East 40 feet, thence North 3 rods and 11 1/2 feet, thence East 20 feet, thence North 12 rods and 11.6 feet, thence West 60 feet, thence South to the point of beginning, all in 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: July 3, 2019

Jennifer D. Mecham

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on July 3, 2019, by Jennifer D. Mecham, a single person.

Signature of Notary Public

