



Document 2019 2264

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Date 7/24/2019 Time 11:40:47AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$338.40

Rev Stamp# 277 DOV# 285

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK



WARRANTY DEED

Return to: Mark L. Smith, PO Box 230, Winterset, IA 50273 Phone: 515-462-3731 *F1061225*

Taxpayer: Kiarha R. Briles and Davin L. Briles, 103 W. Lane Street, Winterset, IA 50273

Preparer: Mark L. Smith, P.O. Box 230, Winterset, IA 50273 Phone: (515) 462-3731

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For the consideration of ---\$212,000.00--- Dollar(s) and other valuable consideration, Clayton A. Callahan, single person

do hereby Convey to Kiarha R. Briles and Davin L. Briles, a married couple, as joint tenants with full rights of survivorship and not as tenants in common the following described real estate in Madison County, Iowa: See attached legal description

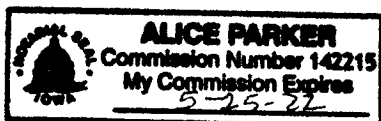
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and Convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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 7/18/19

[Signature]
Clayton A. Callahan (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF ~~IOWA~~ Madison
This record was acknowledged before me on July 18, 2019, by Clayton A. Callahan



[Signature]
Signature of Notary Public

A tract of land located in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa, more particularly described as follows, to-wit: Commencing at the Southeast Corner of the Northeast Quarter (1/4) of the Northeast Quarter of said Section Thirty-six (36), thence West along South line of said Northeast Quarter (1/4) of the Northeast Quarter (1/4) 347.0 feet to Point of Beginning, thence North along the East edge of the West 313.0 feet of the East Half (1/2) of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) 108.3 feet, thence West 92.8 feet, thence South 107.0 feet to the North line of Lane Street which is the South line of said Northeast Quarter (1/4) of the Northeast Quarter (1/4), thence East along said South line 92.8 feet to Point of Beginning.

