



Document 2019 3652

Book 2019 Page 3652 Type 03 001 Pages 2

Date 11/15/2019 Time 12:30:58PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$935.20

Rev Stamp# 441 DOV# 457

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

CHEK

\$585,000.⁰⁰

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:
Gary C. Knight and Rebecca Knight, 3212 278th Ln, Saint Charles, IA 50240

$\frac{2}{3}$

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Ruth Cameron, a single person**, does hereby convey unto **Gary C. Knight and Rebecca Knight, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

All that part of Parcel "A" located in the South Half (1/2) of the Northwest Quarter (1/4) and in the North Half (1/2) of the Southwest Quarter (1/4) of Section Twenty-six (26), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, as shown in Amended Plat of Survey filed in Farm Plat Book 2, Page 753 on February 13, 1997, in the Office of the Recorder of Madison County, Iowa; EXCEPT that part of Parcel "B" located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twenty-six (26), as shown in Plat of Survey filed in Farm Plat Book 2, Page 572 on May 31, 1995; AND EXCEPT Parcel "C" located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) and in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Twenty-six (26), containing 19.904 acres, as shown in Plat of Survey filed in Farm Plat Book 2, Page 571 on May 31, 1995; AND Parcel "B" located in the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Twenty-six (26), containing 2.333 acres, as shown in Amended Plat of Survey filed in Farm Plat Book 2, Page 753 on February 13, 1997.

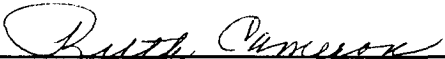


Order No.: MES-89005/CC

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.


Ruth Cameron

STATE OF Iowa)
COUNTY OF Polk) SS:

This instrument was acknowledged before me on November 12 2019 by Ruth Cameron, a single person.


Notary Public in and for said State

