

BK: 2020 PG: 344
Recorded: 1/31/2020 at 2:18:01.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

Commitment Number: 26107092
Seller's Loan Number: 0419672449

This instrument prepared by:

Jay A. Rosenberg, Attorney at Law, (Iowa Bar Number AT0012626) 3805 Edwards Road, Suite 550, Cincinnati, OHIO 45209 (513) 247-9605 Fax: (866) 611-0170.

Address Tax Statement To:

Christopher L. Ishmael and Gean A. Ishmael
119 W Emerson St, Peru, IA 50222

After Recording Return To:

ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
930000500101000

GENERAL WARRANTY DEED

Exempt: Section 428A.2(10) Deeds which, without additional consideration, confirm, correct, modify, or supplement a deed previously recorded

Christopher L. Ishmael A/K/A Christopher A. Ishmael and Gean A. Ishmael, husband and wife, whose mailing address is **119 W Emerson St, Peru, IA 50222**, hereinafter grantors, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grant, with general warranty covenants to **Christopher L. Ishmael and Gean A. Ishmael**, husband and wife, as Joint Tenants with Full Rights of Survivorship, and not as tenants in common, hereinafter grantees, whose tax mailing address is **119 W Emerson St, Peru, IA 50222**, the following real property:

Outlots Nine (9) and Ten (10) of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Eleven (11), in Township Seventy-four (74) North, Range Twenty-seven (27), West of the 5 P.M., Madison County, Iowa.

Property Address is: 119 W Emerson St, Peru, IA 50222

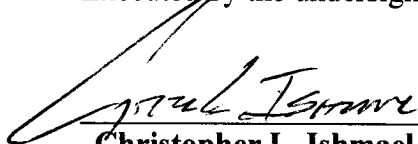
Prior instrument reference: 004353, Official Records Book 64, Page 3

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

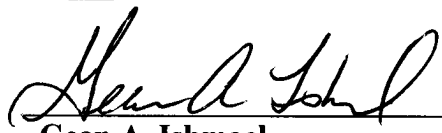
The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on Jan. 22, 2020:



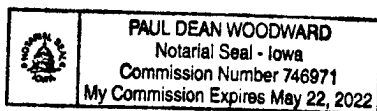
Christopher L. Ishmael A/K/A
Christopher A. Ishmael

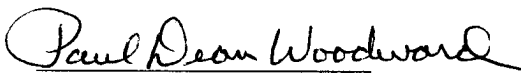


Gean A. Ishmael

STATE OF Iowa
COUNTY OF Madison

The foregoing instrument was acknowledged before me on Jan, 22, 2020 by **Christopher L. Ishmael** ~~A/K/A Christopher A. Ishmael~~ and **Gean A. Ishmael** who are personally known to me or have produced Drivers license as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.





Notary Public