



Document 2026 3133

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 Rec Amt \$12.00 Aud Amt \$5.00
 Rev Transfer Tax \$575.20
 Rev Stamp# 392 DOV# 374

BRANDY MACUMBER, COUNTY RECORDER
 MADISON COUNTY IOWA

\$ 360,000.00

This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309
 Phone No.: 515-453-4607

✓ Mail tax statements and return to:
 Cody Loftis and Halee Loftis, 1024 W Summit St, Winterset, IA 50273

$\frac{2}{3}$

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Donald W. Haines, a single person by Michael Haines, as Agent**, does hereby convey unto **Cody Loftis and Halee Loftis, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate.

Lot Ten (10) of the subdivision of the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of Section One (1), in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT all that part thereof conveyed for highway purposes, as described in Warranty Deed filed in Deed Record 89, Page 285, on March 26, 1959 in the Office of the Recorder of Madison County, Iowa; said real estate is also described as follows, to-wit: Commencing at a point 800.4 feet West and 33 feet South of the Northeast corner of the Northwest Fractional Quarter (1/4) of Section One (1), in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, running thence in a Southerly direction 1386.4 feet, thence in a Westerly direction 328.3 feet, thence in a Northerly direction 1365.1 feet, thence in an Easterly direction 318.46 feet to the place of beginning.



Order No.: 808-35187/BK

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantees, and successors in interest, that 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.

Michael W Haines
Michael Haines

Michael W Haines
Printed Name

As Agent for
Donald W. Haines

STATE OF Ind)
COUNTY OF Dells) SS:

This instrument was acknowledged before me on October 15 2020 by Michael Haines, as Agent for Donald W. Haines, a single person.

[Signature]
Notary Public in and for said State

