



Document 2013 1452

Book 2013 Page 1452 Type 03 001 Pages 1
 Date 5/20/2013 Time 12:52 PM
 Rec Amt \$7.00 Aud Amt \$5.00
 Rev Transfer Tax \$231.20
 Rev Stamp# 136 DOV# 136
 LISA SMITH, COUNTY RECORDER
 MADISON COUNTY IOWA

INDX ✓
 ANNO
 SCAN
 CHEK

\$ 145,000.00

Prepared by: James L. Bergkamp, Jr., ICIS #AT0000823
 218 S. 9th St., P.O. Box 8, Adel, IA 50003
 Phone (515)993-1000

Send Tax Statement to: James M. Geneser
 325 NW Lynn Avenue, Earlham, IA 50072

Return to: James M. Geneser
 325 NW Lynn Avenue, Earlham, IA 50072

WARRANTY DEED

955 TWF

For the consideration of One and no/100 (\$1.00) Dollar and other valuable consideration, Jason Thomas Fagan and Jennifer Reynolds n/k/a Jennifer Courtney Fagan, husband and wife, (Grantors) do hereby Convey to James M. Geneser (Grantee) the following described real estate in Madison County, Iowa:

The South Half (1/2) of Lot Two (2) in Block Nine (9) of Wilson's Addition to the Town of Earlham, Madison County, Iowa;



subject to any easements and restrictions of record.

Document or instrument number of previously recorded documents: _____

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.

STATE OF IOWA, COUNTY OF Polk, ss: Dated: May 9, 2013

This instrument was acknowledged before me on

_____, 2013, by

Jason Thomas Fagan and Jennifer Reynolds n/k/a Jennifer Courtney Fagan, husband and wife.

Jason Thomas Fagan (Grantor)

Jennifer Courtney Fagan (Grantor)

Bunny G. Dayton, Notary Public

