



BK: 2017 PG: 2734
Recorded: 8/31/2017 at 10:51:18.0 AM
Fee Amount: \$17.00
Revenue Tax: \$178.40
LISA SMITH RECORDER
Madison County, Iowa

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

Adam Doll, 1009 Main Street, Adel, IA 50003, Phone: (515) 993-4545

Taxpayer Information: (name and complete address)

Randall Simon and Catherine Simon, 2389 Cottonwood Ave. Winterset, IA 50273

Return Document To: (name and complete address)

Adam Doll, 1009 Main Street, Adel, IA 50003

Grantors:

Rebecca Lovig

Grantees:

Randall Simon and
Catherine Simon

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

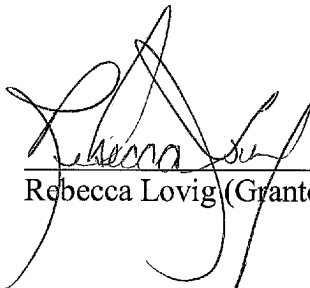
For the consideration of One Dollar(s) and other valuable consideration, Rebecca Lovig, a single person, does hereby Convey to Randall Simon and Catherine Simon as joint tenants with full rights of survivorship and not as tenants in common the following described real estate in Madison County, Iowa:

A tract of land in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section One (1) Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing at the Northwest corner of the Northwest Quarter (1/4) of said Section One (1), running thence East 26 rods, thence South 37 rods, thence West 26 rods, thence North 37 rods to the place of beginning.

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: 8-31-2017.


Rebecca Lovig (Grantor)

STATE OF IOWA, COUNTY OF Iowa

This record was acknowledged before me on August 31, 2017, by Rebecca Lovig.

ADM
Signature of Notary Public

