



BK: 2017 PG: 2826
Recorded: 9/7/2017 at 11:18:34.0 AM
Fee Amount: \$17.00
Revenue Tax: \$373.60
LISA SMITH RECORDER
Madison County, Iowa

WARRANTY DEED

Recorder's Cover Sheet

Preparer Information: Larry L. Tuel, 6600 University Ave, Suite 132, Des Moines, IA 50324
(515-271-7766)

Taxpayer Information: **Gentry & Adam Smith, 310 NE Maple Avenue, Earlham, IA 50072**

Return Document To: RE/MAX Real Estate Group, 6600 University Ave, Des Moines, IA
50324

Grantors:
Michael E. Evans
Karla E. Evans

Grantees:
Gentry J. Smith
Adam L. Smith

Legal Description: See Page 2

WARRANTY DEED

For the consideration of One & 00/100 Dollar and other valuable consideration, Michael E. Evans and Karla E. Evans, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, do hereby convey to Gentry J. Smith and Adam L. Smith, married to each other, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Lots 7 and 8 in Block 1 of Nicholson's Addition to the Town of Earlham, Madison County, Iowa.

Property Address: 310 NE Maple Avenue, Earlham, IA

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.

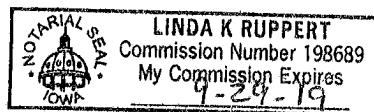
Dated: September 1, 2017

Michael E. Evans
Michael E. Evans (Grantor)

Karla E. Evans
Karla E. Evans (Grantor)

STATE OF Iowa Polk COUNTY, ss:

This record was acknowledged before me on this 1st day of September, 2017, the undersigned, by Michael E. Evans and Karla E. Evans, husband and wife.



Linda K. Ruppert
Notary Public in and for said State