



Document 2018 537

Book 2018 Page 537 Type 03 001 Pages 2

Date 2/16/2018 Time 3:07:19PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$303.20

Rev Stamp# 65 DOV# 66

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$190,000.<sup>00</sup>

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)453-6211

✓ Mail tax statements and return document to:

William C. Brookhart and Karen L. Brookhart, 2334 St Charles Rd, Winterset, IA 50273

## WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Christopher Harding, a single person**, does hereby convey unto **William C. Brookhart and Karen L. Brookhart, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

**Parcel "A", located in the Southwest Quarter (¼) of the Northwest Fractional Quarter (¼) of the Northeast Quarter (¼) and in the South Half (½) of the Northwest Quarter (¼) of the Northwest Fractional Quarter (¼) of the Northeast Quarter (¼) of Section Five (5), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 4.575 acres, as shown in Plat of Survey filed in Book 3, Page 165 on December 18, 1997 in the Office of the Recorder of Madison County, Iowa; AND the North Half (½) of Parcel "B", located in the West Half (½) of the Northwest Fractional Quarter (¼) of the Northeast Quarter (¼) of said Section Five (5), as shown in Plat of Survey filed in Book 3, Page 166 on December 18, 1997 in the Office of the Recorder of Madison County, Iowa,**

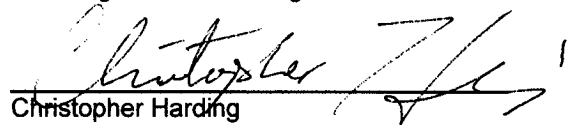


Order No.: MES-77868/DV

**SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD**

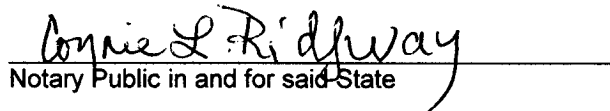
Grantor does hereby covenant with Grantees, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may 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.

  
Christopher Harding

STATE OF Iowa )  
COUNTY OF Dallas ) SS:

This instrument was acknowledged before me on Feb 8<sup>th</sup> 2018 by  
Christopher Harding, a single person.

  
Notary Public in and for said State

