



Document 2018 823

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Date 3/16/2018 Time 9:10:09AM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$319.20

ANNO

Rev Stamp# 100 DOV# 102

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309

Phone No.: 515-453-4244

Mail tax statements and return to: 3126 230th St
Steven C. Maxwell, ~~Beverington Park Rd 27 Acr~~, Saint Charles, IA 50240

$\frac{2}{3}$

\$200,000

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Cedar Hill Land & Cattle Co., Inc., a corporation**, does hereby convey unto **Steven C. Maxwell, a married person**, and **Jeffrey D. Strong, a married person**, as tenants in common, the following described real estate:

Parcel "A" located in the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section Thirteen (13), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 29.25 acres, as shown in Plat of Survey filed in Farm Plat 2, Page 518 on November 29, 1994, in the Office of the Recorder of Madison County, Iowa.



Order No.: MES-78310/KCF

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantor hereby covenants with Grantees, and successors in interest, that it holds the real estate by title in fee simple; that it 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 the Grantor covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

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.

Cedar Hill Land & Cattle Co., Inc.

Thomas E. Jordison
Thomas E. Jordison

Printed Name

STATE OF lowa)
COUNTY OF Polk) SS:

This instrument was acknowledged before me on March 9, 2018 by Thomas E. Jordison as President of Cedar Hill Land & Cattle Co., Inc..

AS
Notary Public in and for said State

