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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$319.20

Rev Stamp# 119 DOV# 121

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

P180750

✓ **Prepared By:** Zorica Illic Burch, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801 (945BHGRE)
Return To: Joel L. Noelting, 405 2nd Street, TRURO, IA 50257
Taxpayer Information: Joel L. Noelting, 405 2nd Street, TRURO, IA 50257

\$199,999

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **James Benjamin McCuddin and Sarah Lynn McCuddin, husband and wife**, do hereby convey to **Joel L. Noelting and Kayla S. Noelting, husband and wife**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

The West 99.65 feet of that part of Parcel "B", located in the Southwest Quarter (¼) of the Southwest Quarter (¼) of Section Fifteen (15), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Truro, Madison County, Iowa, recorded in Town Plat Book 2, Pages 273, 274, and 275.

Subject to all easements, covenants and restrictions of record.

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: 3/29/18

James Benjamin McCuddin
James Benjamin McCuddin

Sarah Lynn McCuddin
Sarah Lynn McCuddin

STATE OF IOWA)
COUNTY OF folk) ss:

This record was acknowledged before me this 29 day of March 2018,
by James Benjamin McCuddin and Sarah Lynn McCuddin, husband and wife.



[Signature]
Notary Public in and for said State