



**BK: 2018 PG: 1105**  
**Recorded: 4/10/2018 at 8:36:57.0 AM**  
**Fee Amount: \$17.00**  
**Revenue Tax: \$189.60**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**

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This instrument prepared by:

ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 – 73<sup>rd</sup> Street, Urbandale, Iowa 50322

Phone # (515) 259-9327

Return document to and mail tax statements to:

KYLE A. CHAPMAN, 360 NW 3<sup>rd</sup> Street, Earlham, Iowa 50072

File #ISS (rfb)

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## **WARRANTY DEED**

**Legal:           The West 68 ½ feet of Lot 2 in Block 4 in ACADEMY ADDITION, an  
Official Plat, now included in and forming a part of the City of  
Earlham, Madison County, Iowa**

**Address:       360 NW 3<sup>rd</sup> Street, Earlham, Iowa 50072**

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Nicholas L. Fitch and Lindsey Fitch, a married couple**, do hereby convey the above-described real estate to **Kyle A. Chapman, a single person**.

### **SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD**

Grantors do hereby covenant with Grantee, and successors in interest, that said 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 relinquish 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.

STATE OF IOWA )

COUNTY OF Polk )

SS:

On this 30th day of March, 2018,  
before me the undersigned, a Notary Public in and for  
said State, personally appeared **Nicholas L. Fitch**  
**and Lindsey Fitch, a married couple**, to me known  
to be the identical persons named in and who  
executed the foregoing instrument and acknowledged  
that those persons executed the same as their  
voluntary act and deed.

Tina M. Newbury  
Notary Public in and for said State

Dated: 3/30/18, 2018

Nicholas L. Fitch  
Nicholas L. Fitch

Lindsey Fitch  
Lindsey Fitch

