



BK: 2018 PG: 1188
Recorded: 4/18/2018 at 11:26:14.0 AM
Fee Amount: \$17.00
Revenue Tax: \$171.20
LISA SMITH RECORDER
Madison County, Iowa



WARRANTY DEED - JOINT TENANCY

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Aaron M. Hubbard, 2900 100th Street, Ste. 209, Urbandale , IA 50322, Phone: (515)
222-1700

Taxpayer Information: (Name and complete address)

Megan and Joshua Haynes, 2117 Warren Avenue, Saint Charles, IA 50240

Return Document To: (Name and complete address)

Aaron M. Hubbard, 2900 100th Street, Ste. 209, Urbandale , IA 50322

Grantors:

Mark A. Tomlinson
Sandra A. Tomlinson

Grantees:

Megan Haynes
Joshua Haynes

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration, Mark A. Tomlinson and Sandra A. Tomlinson, husband and wife,
Megan Haynes and Joshua Haynes, husband and wife do hereby Convey to

as Joint Tenants
with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in

Madison County, Iowa: A tract of land commencing at the Northeast Corner of Section Thirty-six (36), in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; thence South 00°00'00" East along the East line of said Section Thirty-six (36), 2150.42 feet to the point of beginning, thence South 90°00'00" West 414.0 feet to a point, thence South 00°00'00" East 210.43 feet to a point, thence South 90°00'00" East, 414.0 feet to point on the East line of said Section Thirty-six (36), thence North 00°00'00" West along said East line, 210.43 feet to the point of beginning, said parcel containing 2.0 acres more or less subject to existing road right of way and easements thereon if any, EXCEPT commencing at the Northeast Corner of said Section Thirty-six (36), thence South 00°00'00" 2,360.85 feet along the section line thence continuing South 90°00'00" West, 207.00 feet to the point of beginning. Thence North 64°12'54" West 229.89 feet; thence South 00°00'00" feet; thence North 90°00'00" East 207.00 feet to the point of beginning, containing 0.238 acres.

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 on 4-13-2018

Mark A. Tomlinson

Mark A. Tomlinson (Grantor)

Sandra A. Tomlinson

Sandra A. Tomlinson (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Polk
This record was acknowledged before me on 4-13-18, by Mark A. Tomlinson and Sandra A. Tomlinson, husband and wife



[Signature]
Signature of Notary Public