



Document 2018 1720

Book 2018 Page 1720 Type 03 001 Pages 1
Date 5/31/2018 Time 9:36:41AM
Rec Amt \$7.00 Aud Amt \$5.00

INDX
ANNO
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



WARRANTY DEED - JOINT TENANCY

Return to: Sarah and James McCuddin, 3357 Wildrose Avenue, Truro, IA 50257

Preparer: G. Stephen Walters, 101 1/2 W. Jefferson, Winterset, IA 50273, (515) 462-3731

Taxpayer: Sarah and James McCuddin, 3357 Wildrose Avenue, Truro, IA 50257

For the consideration of \$1 Dollar(s) and other valuable consideration, James L. Anthony and Rosemary K. Anthony, Husband and Wife

do hereby Convey to Sarah Lynne McCuddin and James Benjamin McCuddin,

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

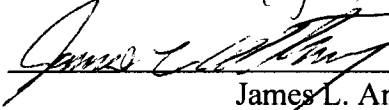
Madison County, Iowa: Parcel B in the Southeast Quarter of the Northwest Quarter and the North Half of the Southwest Quarter of Section 35, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa, as shown in a Plat of Survey recorded on April 9, 2018, in Book 2018 on Page 1083 in the Office of the Madison County, Iowa, Recorder.

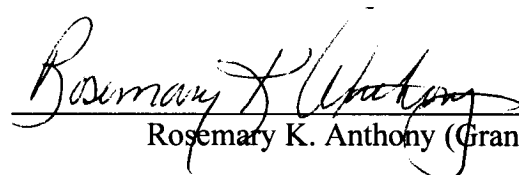
This Deed is a gift from parents to a daughter and son-in-law, without actual consideration.

This deed is exempt according to Iowa Code 428A.2(11).

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.

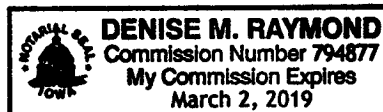
Dated on May 30, 2018

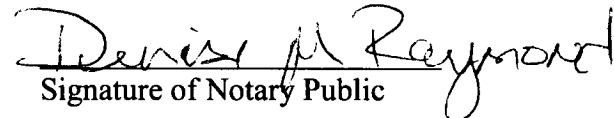

James L. Anthony (Grantor)


Rosemary K. Anthony (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on May 30, 2018, by James L. Anthony and Rosemary K. Anthony




Signature of Notary Public