



Document 2018 2063

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Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$311.20

Rev Stamp# 252 DOV# 252

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK



WARRANTY DEED

Return to: Ian Matthew Sparks, 518 W. South, Winterset, IA 50273

Preparer: Mark L. Smith, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer: Ian Matthew Sparks, 2463 328th Lane, Peru, IA 50222

For the consideration of ---\$195,000.00--- Dollar(s) and other valuable consideration, Robert Lange and Kendall Johnson, n/k/a Kendall Lange, husband and wife

Ian Matthew Sparks do hereby Convey to

Ian Matthew Sparks the following described real estate in
Madison County, Iowa: Parcel "H" located in the West Half (1/2) of the Southeast Quarter (1/4) of Section Twenty-eight (28), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 10.00 acres, more or less, as shown in Plat of Survey filed in Book 2018, Page 1885 on June 15, 2018, in the Office of the Recorder of Madison County, Iowa.

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 6/29/18

[Signature]
Robert Lange (Grantor)

[Signature]
Kendall Lange (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 6/29/18, by Robert Lange and Kendall Lange



[Signature]
Signature of Notary Public