



Document 2018 2620

Book 2018 Page 2620 Type 03 001 Pages 2

Date 8/13/2018 Time 11:24:07AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$380.00

Rev Stamp# 331 DOV# 336

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

\$ 238,000.⁰⁰

Preparer Information: Jason Laughlin, Laughlin Law Firm, PLC, 1200 Valley West Dr., Ste. 506, W. Des Moines, IA 50266 Phone: (515) 608-4797

Taxpayer Information: Blake A. Munson and Megan R. Munson, 3164 Millstream Avenue, Lorimor, IA 50149

✓ **Return Document To:** Jason Laughlin, Laughlin Law Firm, PLC, 1200 Valley West Dr., Ste. 506, W. Des Moines, IA 50266 Phone: (515) 608-4797

Jason Laughlin ISBA # 20002

WARRANTY DEED

For the consideration of 1 Dollar(s) and other valuable consideration, Todd E Fletcher and Angela F. Fletcher, husband and wife do hereby Convey to Blake A. Munson and Megan R. Munson, husband and wife as Joint Tenants with Full Rights of Survivorship and not Tenants in Common the following described real estate in Polk County, Iowa:

Parcel "B" located in the Southwest Quarter (¼) of the Southwest Quarter (¼) of the Northeast (¼) of Section Twenty (20), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 5.40 acres, more or less, as shown in Plat of Survey filed in Book 2016, Page 1776 on June 24, 2016, in the Office of the Recorder of Madison County, Iowa.

SUBJECT TO ALL EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD, IF ANY.

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.

[SIGNATURE PAGE TO FOLLOW]

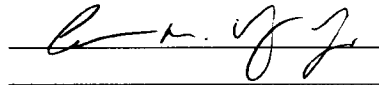
Dated: _____

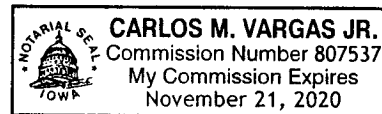

Todd E. Fletcher (Grantor)


Angela F. Fletcher (Grantor)

STATE OF **IOWA**, COUNTY OF Polk

This instrument was acknowledged before me on 8/09/18, by Todd E. Fletcher and Angela F. Fletcher.


_____, Notary Public



STATE OF **IOWA**, COUNTY OF _____

This instrument was acknowledged before me on _____, by _____.

_____, Notary Public

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____, by _____.

_____, Notary Public