

BK: 2018 PG: 2898
Recorded: 9/7/2018 at 1:03:42.0 PM
Fee Amount: \$17.00
Revenue Tax: \$432.80
LISA SMITH RECORDER
Madison County, Iowa

Preparer: Matthew D. Kern, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (2484RSS)
Return To: Roman Richard Avila, 408 E Emerson Street, PERU, IA 50222
Taxpayer Information: Roman Richard Avila, 408 E Emerson Street, PERU, IA 50222

CM 49206

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **David Roquet and Christy Roquet, a married couple**, do hereby Convey to **Roman Richard Avila and Rachel Renee Spenner, a married couple**, 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 described as follows, to wit: Commencing at a point 40 rods South and approximately 96 feet West of the Northeast corner of Section Eleven (11), in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, said point being where the center of the channel of Clanton Creek intersects the North line of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said section, running thence West 1074.5 feet to the right of way of the Chicago Great Western Railroad, thence Southwest along said right of way a distance of 31 rods and 7 1/2 feet, thence East 31 rods and 2 1/2 feet, thence North 2 1/2 feet, thence East 907 feet to the center of the channel of Clanton Creek, thence following down said channel in a Northeasterly direction to the point of beginning, all being in the South Half (1/2) of the North Half (1/2) of the Northeast Quarter (1/4) of said Section Eleven (11);

Subject to all covenants, restrictions and easements of record.

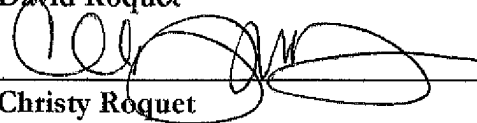
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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: August 24, 2018



David Roquet



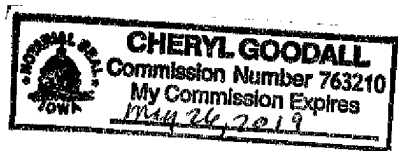
Christy Roquet

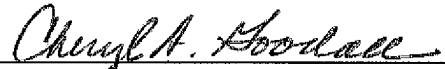
STATE OF Iowa

COUNTY OF Warren

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) ss:
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This record was acknowledged before me on August 24, 2018, by David Roquet and Christy Roquet, a married couple.





Notary Public in and for said State