



Document 2018 3082

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Date 9/24/2018 Time 10:50:46AM

Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$122.40

Rev Stamp# 394 DOV# 396

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$77,000⁰⁰

Prepared by: James L. Bergkamp, Jr., ICIS #AT0000823
218 S. 9th St., P.O. Box 8, Adel, IA 50003
Phone (515)993-1000

Send Tax Statement to: Freeman Beachy
2911 Homestead Ave, Lorimor, IA 50149

Return to: Freeman Beachy
2911 Homestead Ave, Lorimor, IA 50149

WARRANTY DEED

For the consideration of One and no/100 (\$1.00) Dollar and other valuable consideration, Chris Magnani, a single person, (**Grantor**) do hereby Convey to Freeman Beachy (**Grantee**) the following described real estate in Madison County, Iowa:

Parcel "A" located in the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Five (5), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 14.668 acres, as shown in Plat of Survey recorded in Book 2001, Page 1069 on March 20, 2001 in the Office of the Recorder of Madison County, Iowa.

subject to any easements and restrictions of record.



Document or instrument number of previously recorded documents: Book 2015 at Page 2398

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.

STATE OF IOWA, COUNTY OF DALLAS, ss: Dated: September 14, 2018

This instrument was acknowledged before me on September 14, 2018, by Chris Magnani (Grantor)

Chris Magnani, a single person.

James L. Bergkamp, Jr.
James L. Bergkamp, Jr. Notary Public

