



BK: 2018 PG: 3289
Recorded: 10/10/2018 at 11:50:49.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$239.20
LISA SMITH RECORDER
Madison County, Iowa

This instrument prepared by:
JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309
Phone No.: (515)453-6211

Mail tax statements and return document to:
Cassandra S. Mescher, 235 N Chestnut Ave, Earlham, IA 50072

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **John W. Duncan, a single person**, does hereby convey unto **Cassandra S. Mescher, a single person**, the following described real estate:

Lots Two (2) and Three (3) in Block Six (6) of Academy Addition to the Town of Earlham, Madison County, Iowa.

Order No.: MES-82589/DV

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

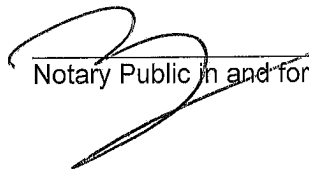
Grantor does hereby covenant with Grantee, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and Grantor covenants 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.

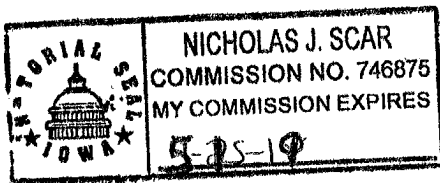
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.


John W. Duncan

STATE OF Iowa)
COUNTY OF Polk) SS:

This instrument was acknowledged before me on 9-25 2018 by John W. Duncan, a single person.


Notary Public in and for said State



5-15-19