



Document 2018 3544

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Date 11/02/2018 Time 9:28:21AM

Rec Amt \$7.00 Aud Amt \$5.00

INDX ✓
ANNO
SCANLISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHECK

WARRANTY DEED

Return to: Mark L. Smith, P.O. Box 230, Winterset, IA 50273

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

Taxpayer: Brian Swanson, 502 S. 1st Avenue, Winterset, IA 50273

For the consideration of -\$1.00- Dollar(s) and other valuable
consideration, Angela Capps, a single womanBrian Swanson do hereby Convey toMadison County, Iowa: Out Lot 47 except the East 14 feet in width thereof, and Out Lot
48 of the Northeast Quarter (1/4) of the Northwest Quarter (1/4); AND Out Lot 3 and Out Lot 4 of
the Northwest Quarter (1/4) of the Northwest Quarter (1/4); all in Section Eleven (11), in Township
Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

This deed is exempt according to Iowa Code 428A.2(21).

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 10/12/18Angela Capps(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MadisonThis record was acknowledged before me on 10/12/18, by Angela Capps
Signature of Notary Public