

BK: 2019 PG: 707
Recorded: 3/5/2019 at 11:46:43.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.32
Combined Fee: \$20.32
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 335
Recorder's Cover Sheet

Preparer Information:

Mason J. Ouderkirk, 108 W. Ashland Ave., P.O. Box 156, Indianola, IA 50125, (515) 961-5315

Taxpayer Information:

James and Theresa Clark, 3240 Clanton Creek Road, Lorimor, IA 50149

Return Address

James and Theresa Clark, 3240 Clanton Creek Road, Lorimor, IA 50149

Grantors:

James Clark
Theresa Clark

Grantees:

Theresa Clark

Legal Description: See Page 2

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, James Clark, a single person, and Theresa Clark, a single person, do hereby convey to Theresa Clark, a single person, the following described real estate in Madison County, Iowa:

The West Half (1/2) of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty (30), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 19.86 acres, as shown in Plat of Survey filed in Book 2006, Page 5276 on December 21, 2006, in the Office of the Recorder of Madison County, Iowa.

Otherwise known as 3240 Clanton Creek Road, Lorimor, IA

subject to any sidewalks, streets, public right-of-ways, easements, covenants, and restrictions of record.

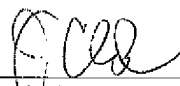
Grantors do hereby covenant with Grantee, and successors in interest, that Grantors hold the real estate by title in fee simple; that Grantors have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above 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.

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

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.

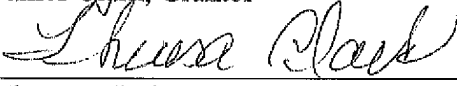
Date:

3/5/19


James Clark, Grantor

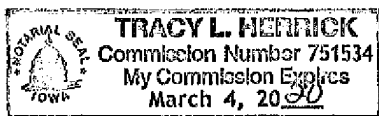
Date:

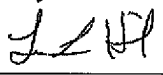
3/5/19


Theresa Clark, Grantor

STATE OF IOWA, COUNTY OF WARREN:

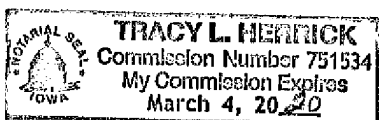
This instrument was acknowledged before me by James Clark on the 5th day of March, 2019.

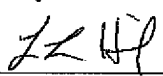



Notary Public In and For the State of Iowa

STATE OF IOWA, COUNTY OF WARREN:

This instrument was acknowledged before me by Theresa Clark on the 5th day of March, 2019.




Notary Public In and For the State of Iowa