



BK: 2019 PG: 1120
Recorded: 4/19/2019 at 8:06:14.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$252.80
LISA SMITH RECORDER
Madison County, Iowa

WARRANTY DEED

Recorder's Cover Sheet

Preparer Information: Larry L. Tuel, 6600 University Ave, Suite 132, Des Moines, IA 50324
(515-271-7766)

Taxpayer Information: Zach M. Clayton & Morgen E. Abbas - 325 NW Lynn Ave.,
Earlham, IA 50072

Return Document To: RE/MAX Real Estate Group, 6600 University Ave, Des Moines, IA
50324

Grantors:
James M. Geneser

Grantees:
Zach M. Clayton
Morgen E. Abbas

Legal Description: See Page 2

WARRANTY DEED

For the consideration of One & 00/100 Dollar and other valuable consideration, James M. Geneser, a single person, does hereby convey to Zach M. Clayton and Morgen E. Abbas, ~~married couple~~ as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

The South Half (1/2) of Lot Two (2) in Block Nine (9) of WILSON'S ADDITION to the Town of Earlham, Madison County, Iowa.

Property Address: 325 NW Lynn Ave., Earlham, Iowa

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: 4/16/2019

James M. Geneser
James M. Geneser (Grantor)

STATE OF Iowa, Polk COUNTY, ss:

This record was acknowledged before me on this 16 day of April, 2019, the undersigned, by James M. Geneser, a single person.

Annie Byers
Notary Public in and for said State

