



BK: 2019 PG: 1324
Recorded: 5/10/2019 at 1:03:44.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$199.20
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.: 515-453-4614

Mail tax statements and return document to:
Jamal Delati, 3010 Rustic Ave, Peru, IA 50222

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Kevin Eaton, a/k/a Kevin Lyn Eaton, a single person, and Rebecca Jodene Munson, f/k/a Rebecca Jodene Eaton, a single person**, do hereby convey unto **Jamal Delati and Nabila Hammoud, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

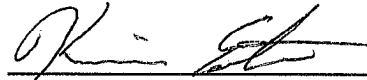
The West 320 feet of the North 429 feet of the Northeast Quarter (1/4) of Section Thirteen (13), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa

Order No.: MES-85599/

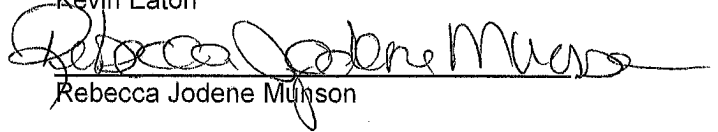
SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the 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.

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.



Kevin Eaton



Rebecca Jodene Munson

STATE OF Iowa

COUNTY OF Polk

)
) SS:

This instrument was acknowledged before me on May 6 2019 by Kevin Eaton, a/k/a Kevin Lyn Eaton, a single person, and Rebecca Jodene Munson, f/k/a Rebecca Jodene Eaton, a single person.



Notary Public in and for said State

