



Document 2019 1430

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Date 5/20/2019 Time 9:33:15AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$203.20

Rev Stamp# 156 DOV# 162

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

\$127,500

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 – 73rd Street, Urbandale, Iowa 50322

Phone # (515) 224-8815

Return document to and mail tax statements to:

MARGARET SCHMIDT, 225 NW 4th Street, Earlham, Iowa 50072

File #MAC (rfb)

WARRANTY DEED

Legal: **A part of Out Lot Five (5) of Academy Addition of Out Lots to the Town of Earlham, Madison County, Iowa, more particularly described as follows, to-wit: Commencing 166 feet East of Southwest corner of said Out Lot Five (5) and running thence East 66 feet, thence North 132 ½ feet, thence West 66 feet, thence South 132 ½ feet to the place of beginning**

Address: 225 NW 4th Street, Earlham, Iowa 50072

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Jordan J. Hensley, a single person**, does hereby convey the above-described real estate to **Margaret Schmidt, a single person**.

SUBJECT TO ALL 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.

STATE OF IOWA)
) SS:
COUNTY OF Pollak)

On this 13th day of May, 2019,
before me the undersigned, a Notary Public in and for
said State, personally appeared **Jordan J. Hensley,**
a single person, to me known to be the identical
person named in and who executed the foregoing
instrument and acknowledged that the person
executed the same as that person's voluntary act and
deed.

Anthony L. Lyne, Iowa
Notary Public in and for said State

Dated: May 13th, 2019

Jordan J. Hensley
Jordan J. Hensley

