



Document 2019 1497

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Date 5/22/2019 Time 4:03:15PM
Rec Amt \$12.00 Aud Amt \$5.00 INDX
Rev Transfer Tax \$127.20 ANNO
Rev Stamp# 168 DOV# 174 SCAN
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA CHEK

This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309
Phone No.: 515-453-4607

Mail tax statements and return document to:
Martin G Newton, 900 65th st #39, Windsor Heights, IA 50324

$\frac{4}{5}$

\$79,566

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Michael J Hayes and Norma Hayes, a married couple**, do hereby convey unto **Martin G Newton**, the following described real estate:



Parcel "J" located in the Southeast Quarter (¼) of the Northeast Quarter (¼) of Section Eighteen (18), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 9.43 acres, as shown in Plat of Survey filed in Book 2019, Page 994 on April 8, 2019, in the Office of the Recorder of Madison County, Iowa

Order No.: MES-85689/

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantee, 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.

Michael J Hayes
Michael J Hayes
Norma J Hayes
Norma Hayes

STATE OF Iowa)
COUNTY OF Polk) SS:

This instrument was acknowledged before me on May 20 2019 by Michael J Hayes and Norma Hayes, a married couple.

Kylynn Mowell
Notary Public in and for said State

