



Document 2019 1726

Book 2019 Page 1726 Type 03 001 Pages 2

Date 6/11/2019 Time 10:46:32AM

Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$303.20 ANNO

Rev Stamp# 208 DOV# 216 SCAN

LISA SMITH, COUNTY RECORDER CHEK
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.: 515-453-4216

E Mail tax statements and return document to:
Austin M. Grapp and Melissa J. Grapp, 2463 Bittersweet Ave, Winterset, IA 50273

LIN58937

$\frac{1}{2}$ \$190,000

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Leo T. O'Brien and Shayla L. O'Brien, f/k/a Shayla L. Allen, a married couple**, do hereby convey unto **Austin M. Grapp and Melissa J. Grapp, a married couple**, as **Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

Parcel "A" located in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Eighteen (18), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 3.40 acres, as shown in Plat of Survey filed in Book 2008, Page 1996 on June 23, 2008, in the Office of the Recorder of Madison County, Iowa.



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.

Leo T O'Brien
Leo T. O'Brien

Shayla L. O'Brien
Shayla L. O'Brien

STATE OF Iowa)
COUNTY OF Madison) SS:

This instrument was acknowledged before me on June 5 2019 by Leo T. O'Brien and Shayla L. O'Brien, f/k/a Shayla L. Allen, a married couple.

Cindy M. Stanford
Notary Public in and for said State

