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Book 2019 Page 2036 Type 03 001 Pages 3

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Stephen A. Hall, 115 S. Howard St., Indianola, IA 50125, Phone: (515) 961-2509

Taxpayer Information: (Name and complete address)

Nicholas Cain, 3365 155th St., Cumming, IA 50061

✓

Return Document To: (Name and complete address)

Stephen A. Hall, 115 S. Howard St., Indianola, IA 50125

Grantors:

Donald Cain

Grantees:

Nicholas Cain

Legal description: See Page 2 of 3

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s)
 and other valuable consideration, Donald Cain, a single person
Nicholas Cain do hereby Convey to
Madison County, Iowa: SEE ADDENDUM, Page 3 of 3.
 the following described real estate in

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 on 3/14/2019.

Donald Cain

Donald Cain (Grantor)

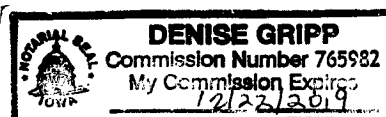
(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF WARREN

This record was acknowledged before me on 3/14/2019, by Donald Cain



Denise Grupp
 Signature of Notary Public

Addendum

1. The North 20 acres of the Northwest fractional Quarter of the Southeast fractional Quarter (NW fr1/4 SE fr1/4) of Section Thirty-six (36), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, subject to easement to Madison County Soil Conservation District recorded in Book 92, Page 309.

SUBJECT to a life tenancy reserved to CLAIRE CAIN specific to the house and outbuildings and five (5) acres surrounding said buildings and house being located North of the road in the North 20 acres of the Northwest fractional Quarter of the Southeast fractional Quarter (NE fr1/4 SE fr1/4) of Section 36, Township 77 North, Range 26 West of the 5th P.M, Madison County, Iowa. Said life tenancy reserved to CLAIRE CAIN/Contract Seller in a certain real estate installment contract recorded in Book 107, Page 294 in the office of the Madison County Recorder.

Subject to easements of record.

This deed is exempt according to Iowa Code 428A.2(11).