

BK: 2019 PG: 4023
Recorded: 12/19/2019 at 8:03:45.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$559.20
LISA SMITH RECORDER
Madison County, Iowa

Return Document To: Megan Hayes and Joshua Haynes, 3019 220th St., St. Charles, IA 50240
Preparer Information: Charles P. Augustine, 531 Commercial St., Ste 250, Waterloo, IA 50701, Phone: (319) 232-3304
Address Tax Statement: Megan Hayes and Joshua Haynes, 3019 220th St., St. Charles, IA 50240
AB#19-03712

WARRANTY DEED

For the consideration of **One and No/100----- Dollar(s)** and other valuable consideration, **Jerry H. Willis and Shelly R. Willis, husband and wife**, do hereby Convey to **Megan Hayes and Joshua Haynes, a married couple, as joint tenants with full rights of survivorship and not as tenants in common**, the following described real estate in **Madison County, Iowa**:

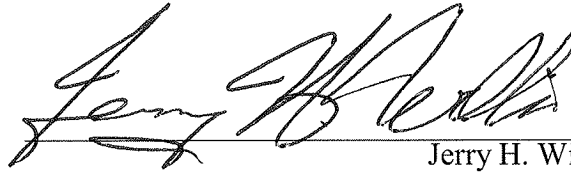
Parcel "B" in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-three (33), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Southeast Corner of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-three (33), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; thence North 00°00'00" East 417.42 feet along the East line of said Southwest Quarter (1/4) of the Southwest Quarter (1/4); thence South 84°18'05" West 524.38 feet; thence South 00°00'00" East 417.42 feet to a point on the South line of said Southwest Quarter (1/4) of the Southwest Quarter (1/4); thence North 84°18'05" East 524.38 feet to the Point of Beginning, containing 5.000 acres including 0.397 acres of county road right-of-way.

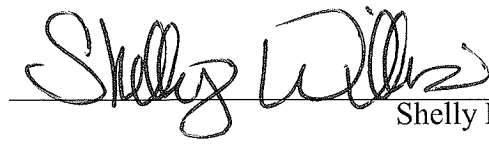
Subject to easements, restrictions, covenants, ordinances, and limited access provisions of record.

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.

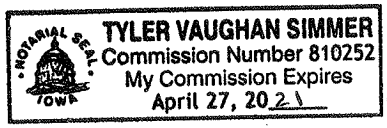
Dated: 12.16.19

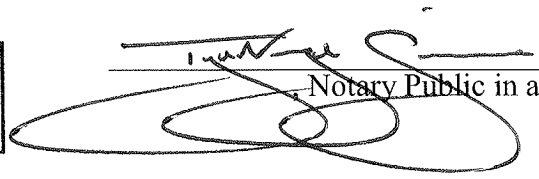

Jerry H. Willis


Shelly R. Willis

STATE OF IOWA, MADISON COUNTY, ss:

This instrument was acknowledged before me on this 16th day of DECEMBER, 2019,
by Jerry H. Willis and Shelly R. Willis, husband and wife.




Notary Public in and for said State