



Document 2020 1290

Book 2020 Page 1290 Type 03 001 Pages 2
 Date 4/16/2020 Time 2:31:18PM
 Rec Amt \$12.00 Aud Amt \$5.00
 Rev Transfer Tax \$367.20
 Rev Stamp# 125 DOV# 125
 LISA SMITH, COUNTY RECORDER
 MADISON COUNTY IOWA

INDX
 ANNO
 SCAN
 CHEK

Return To: Wasker, Dorr, 4201 Westown Parkway, Suite 250, West Des Moines, IA 50266
Taxpayer: Jessica and Dylan Duggins, 2945 – 320th Street, Truro, IA 50257
Preparer: Jeffrey A. Kelso, 2830 100th Street, Suite 106, Urbandale, IA 50322; 515-278-4200



\$230,000

WARRANTY DEED - JOINT TENANCY

*P201736
 INL73137*

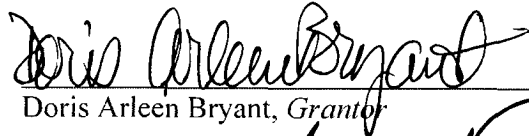
For the consideration of One Dollar and other valuable consideration, Doris Arleen Bryant and William Joseph Bryant, wife and husband, do hereby convey to Jessica Duggins and Dylan A. Duggins, a married couple, as joint tenants with full rights of survivorship, and not as tenants in common, the following-described real estate in Madison County, Iowa:

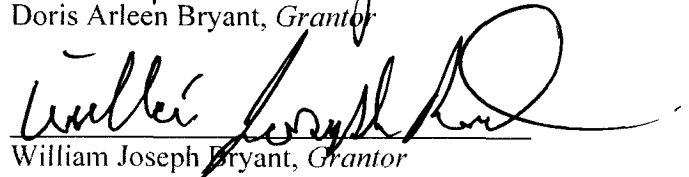
A tract of land in the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty (20) in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Southeast Corner of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty (20) in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, thence South 90°00'00" West 1,304.87 feet along the South Line of said Section Twenty (20) to the Point of Beginning, thence continuing South 90°00'00" West 518.96 feet along said South Line, thence North 01°51'25" East 105.86 feet, thence North 85°02'00" East 78.54 feet, thence North 02°12'05" East 233.98 feet, thence South 87°33'55" East 443.16 feet, thence South 02°31'43" West 327.90 feet to the Point of Beginning, said tract of land contains 3.619 Acres including 0.457 Acres of County Road Right of way.

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.

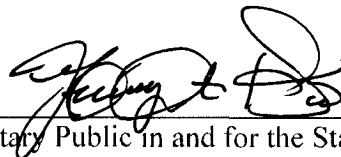
Dated: April 13, 2020.


Doris Arleen Bryant, *Grantor*


William Joseph Bryant, *Grantor*

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on April 13, 2020, by Doris Arleen Bryant and William Joseph Bryant.


Notary Public in and for the State of Iowa

