

BK: 2020 PG: 1492
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Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$751.20
LISA SMITH RECORDER
Madison County, Iowa

This instrument prepared by:
ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 – 73rd Street, Urbandale, Iowa 50322 Phone # (515) 224-8815
Return document to and mail tax statements to:
LISA LEWIS AND DANIEL LEWIS, 1328 Utopia Court, Van Meter, Iowa 50261 File #MAC (rfb)

WARRANTY DEED

Legal: **Lot Twenty-four (24) of WOODLAND VALLEY ESTATES PLAT NO. 2 SUBDIVISION located in the South Half (½) of the Northwest Quarter (¼) of Section Twenty-one (21), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, together with an undivided 1/31st interest in all common areas as set forth in the Declaration of Association for Woodland Valley Estates Subdivision filed in Book 2004, Page 6107 and in Book 2006, Page 2763, as amended, of the Madison County Recorder's Office**

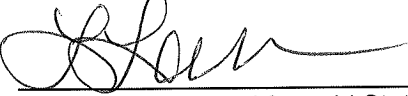
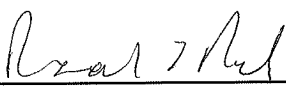
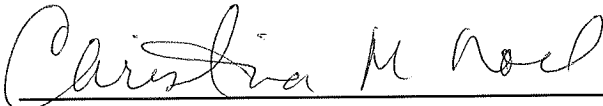
Address: 1328 Utopia Court, Van Meter, Iowa 50261

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Ronald J. Noel and Christina M. Noel, a married couple**, do hereby convey the above-described real estate to **Lisa Lewis and Daniel Lewis, a married couple**, as Joint Tenants with full rights of survivorship and not as Tenants in Common.

SUBJECT TO ALL 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 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.

<p>STATE OF IOWA) COUNTY OF <u>Madison</u>) SS:</p> <p>On this <u>30</u> day of <u>April</u>, 2020, before me the undersigned, a Notary Public in and for said State, personally appeared Ronald J. Noel and Christina M. Noel, a married couple, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that those persons executed the same as their voluntary act and deed.</p> <p> _____ Notary Public in and for said State</p>	<p>Dated: <u>4-30</u>, 2020</p> <p> _____ Ronald J. Noel</p> <p> _____ Christina M. Noel</p>
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