

BK: 2020 PG: 1543
Recorded: 5/7/2020 at 2:23:32.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$575.20
LISA SMITH RECORDER
Madison County, Iowa

CONSIDERATION \$360,000

Return To: William E. Bump, PO Box 366, Stuart, IA 50250
Preparer: William E. Bump, PO Box 366, Stuart, IA 50250, (515) 523-2843
Taxpayer: L. Michael and Dorothy Rae Irving, 21243 350th Street, Adel, IA 50003

WARRANTY DEED - JOINT TENANCY

For the consideration of One Dollar and other valuable consideration, Audrey N. Irving, a single individual does hereby Convey to L. Michael Irving and Dorothy Rae Irving, husband and wife, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

The Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$), the Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$), and the Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$ SW $\frac{1}{4}$), in Section 10, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa, subject to and together with any and all easements, restrictions or covenants apparent or of record.

This deed is executed and delivered by Grantor to Grantees in full satisfaction of the Real Estate Contract which was filed in the Office of the Madison County Recorder on the 19th day of July, 2018 in Book 2018 at Dec. 2305 PG.

Notwithstanding any express or implied warranties contained herein, Grantor herein make no express or implied warranties as to the title subsequent to the date of the above contract.

Grantor does Hereby Covenant with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that she has 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 grantor Covenants 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

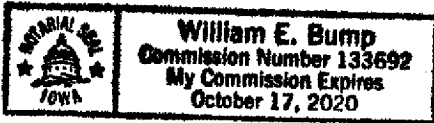
singular or plural number, and as masculine or feminine gender, according to the context.

Dated: July 19, 2018

Audrey Irving
Audrey N. Irving

STATE OF IOWA, COUNTY OF ADAIR:ss

This record was acknowledged before me on July 19, 2018, by Audrey N. Irving.



William E. Bump
Signature of Notary Public