

BK: 2020 PG: 1624
Recorded: 5/13/2020 at 8:07:11.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$285.60
LISA SMITH RECORDER
Madison County, Iowa

This instrument prepared by:
JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309
Phone No.: (515)453-4678

Mail tax statements and return document to:
Brandon N Valdez, 2339 Valleyview Ave, Saint Charles, IA 50240

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Leonard O Weaver and Cynthia L Weaver, a married couple**, do hereby convey unto **Brandon N Valdez, a married person**, the following described real estate:

Parcel "A", located in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Nine (9), Township Seventyfive (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 4.571 acres, as shown in Plat of Survey filed in Book 3, Page 347 on November 17, 1998 in the Office of the Recorder of Madison County, Iowa.

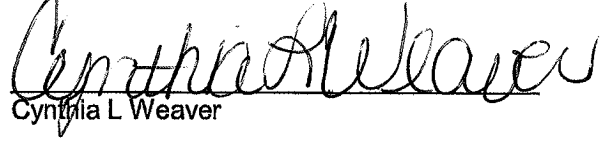
SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantee, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors 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.



Leonard O Weaver

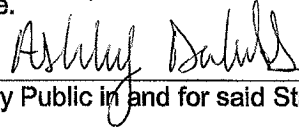


Cynthia L Weaver

STATE OF Nebraska)
COUNTY OF Douglas)

SS:

This instrument was acknowledged before me on May 5th 2020 by Leonard O Weaver and Cynthia L Weaver, a married couple.



Notary Public in and for said State

