

BK: 2020 PG: 181
Recorded: 1/17/2020 at 9:10:26.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa



WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Unes J. Booth, 122 W. Jefferson Street, Osceola, Iowa 50213
Phone: (641) 342-2619

Taxpayer Information: (Name and complete address)

Tim and Charity Myers, 1191 Truro Pavement, Osceola, Iowa 50213

Return Document To: (Name and complete address)

Tim and Charity Myers, 1191 Truro Pavement, Osceola, Iowa 50213

Grantors:

James Leroy Myers
Dorothy Lucille Myers

Grantees:

Timothy Myers
Charity Myers

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of ONE Dollar(s) and other valuable consideration, James Leroy Myers and Dorothy Lucille Myers, husband and wife, do hereby Convey to Timothy Myers and Charity Myers, 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: This deed is exempt according to Iowa Code 428A.2(11). The East One-half (E1/2) of the Southeast Quarter (SE1/4) of Section Thirty-five (35), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa

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 on 1-14-2020

J L M

James Leroy Myers(Grantor)

[Handwritten signature of Dorothy Lucille Myers]

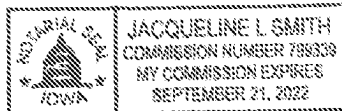
Dorothy Lucille Myers (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Clarke

This record was acknowledged before me on January 14, 2020, by James Leroy Myers and Dorothy Lucille Myers



[Handwritten signature of Jacqueline L. Smith]
Signature of Notary Public