

BK: 2020 PG: 1961
Recorded: 6/5/2020 at 12:56:50.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$207.20
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)

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

Taxpayer Information: (Name and complete address)

Craig C. Myers
240 N.E. Cherry Avenue
Earlham, Iowa 50072

Return Document To: (Name and complete address)

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:

Eric A. Steward
Amanada R. Steward

Grantees:

Craig C. Myers

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of \$130,000.00 and no/100ths... Dollar(s) and other valuable consideration, ERIC A. STEWARD and AMANDA R. STEWARD, husband and wife, do hereby Convey to CRAIG C. MYERS

the following described real estate in Madison County, Iowa:

A tract of land located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-seven (27), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 2.37 acres more or less, and more particularly described as follows to-wit: Commencing at the Southeast Corner of said Section Twenty-seven (27), thence North 646.5 feet to the Northeast Corner of the South one-fourth (1/4) of the Southeast Quarter (1/4) of said Section Twenty-seven (27), thence West 198.1 feet, thence South 411.1 feet, thence West 12.4 feet, thence South 232.6 feet to the South line of said Section Twenty-seven (27), thence East 210.2 feet to the point of beginning, EXCEPT the South 33 feet AND EXCEPT the East 33 feet thereof, used for public roads.

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 June 5, 2020.

Eric A. Steward (Grantor)

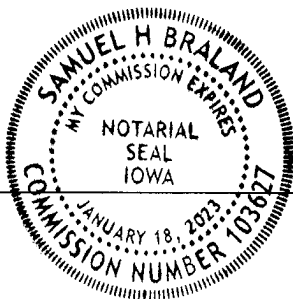
Amanda R. Steward (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on June 5, 2020, by Eric A. Steward and Amanda R. Steward



Signature of Notary Public