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Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$399.20 ANNO

Rev Stamp# 206 DOV# 204 SCAN

LISA SMITH, COUNTY RECORDER CHEK
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)453-5724

Mail tax statements and return document to:

Nancy Carol Krukow, 1346 US Hwy 169, Winterset, IA 50273

\$250,000

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Terry L. Clark, a single person**, does hereby convey unto **Nancy Carol Krukow**, the following described real estate:

The North 172.00 feet of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-four (24), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, which includes a parcel of land located in the Northwest corner thereof, containing 1.1631 acres, as shown in Plat of Survey filed in Farm Plat Book 2, Page 6, on August 26, 1985, in the Office of the Recorder of Madison County, Iowa.

Order No.: 808-11413/CC

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantee, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor 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.

Terry L. Clark

Terry L. Clark

STATE OF Iowa)
COUNTY OF Madison)

SS:

This instrument was acknowledged before me on June 2 2020 by Terry L. Clark, a single person.

[Signature]

Notary Public in and for said State

