



Document 2020 22

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Date 1/03/2020 Time 8:21:04AM  
Rec Amt \$7.00 Aud Amt \$5.00

INDX ✓  
ANNO  
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CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA



### WARRANTY DEED

Return to: Megan Rhoads, 2441 Knoll Ridge Trail, Winterset, IA 50273  
Taxpayer: Megan Rhoads, 2441 Knoll Ridge Trail, Winterset, IA 50273  
Preparer: Mark L. Smith, 101 1/2 W. Jefferson, PO Box 230, Winterset, Iowa 50273, Phone: (515) 462-3731

For the consideration of ---\$1.00--- Dollar(s) and other valuable consideration, Jimmy M. Rhoads and RoxAnn Rhoads, husband and wife do hereby Convey to Megan Rhoads

Megan Rhoads the following described real estate in Madison County, Iowa: This deed is exempt according to Iowa Code 428A.2(11). Parcel "M" of the Southwest Quarter of the Northeast Quarter of Section 14, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa as shown in Plat of Survey recorded December 5, 2019, in Book 2019, Page 3855 of the Recorder's Office of Madison County, Iowa; and Lot 2 of the Southeast Quarter of the Northeast Quarter of Section 14, Township 75 North, Range 28 West of the 5th PM., Madison County, Iowa.

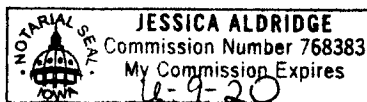
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and Convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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 1-3-20

Jimmy M. Rhoads  
Jimmy M. Rhoads (Grantor)

RoxAnn Rhoads  
RoxAnn Rhoads (Grantor)

STATE OF IOWA, COUNTY OF MADISON  
This record was acknowledged before me on 1-3-20, by Jimmy M. Rhoads and RoxAnn Rhoads



Jessica Aldridge  
Signature of Notary Public