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Rev Transfer Tax \$519.20
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INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 – 73rd Street, Urbandale, Iowa 50322

Phone # (515) 224-8815

✓ Return document to and mail tax statements to:

SALVADOR AND YESENIA SERRANO, 2352 Walnut Trail, Saint Charles, Iowa 50240

File #MAC (rfb)

\$ 325,000

WF79849

WARRANTY DEED

Legal: Commencing at the Northeast corner of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twelve (12) in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, running thence West along the North line thereof, to a point 228.5 feet East of the centerline of a county road, thence South parallel with the East line of said 40-acre tract to a point 644.1 feet North of the South line thereof, thence East parallel with said South line to the East line of said 40-acre tract to a point 644.1 feet North of the South line thereof, thence North 672.4 feet to the point of beginning.

Address: 2352 Walnut Trail, Saint Charles, Iowa 50240

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Robert Farley and Connie Farley, a married couple**, do hereby convey the above-described real estate to **Salvador Serrano and Yesenia Serrano, a married couple**, as Joint Tenants with full rights of survivorship and not as Tenants in Common.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that said 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.

<p>STATE OF <u>Florida</u>) COUNTY OF <u>Flagler</u>) SS:</p> <p>On this <u>16</u> day of <u>June</u>, 2020, before me the undersigned, a Notary Public in and for said State, personally appeared Robert Farley and Connie Farley, a married couple, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that those persons executed the same as their voluntary act and deed.</p> <p><u>JoAnne Rountree</u> Notary Public in and for said State</p>	<p>Dated: <u>June 16</u>, 2020</p> <p><u>Robert Farley</u> Robert Farley</p> <p><u>Connie S. Farley</u> Connie Farley</p>
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