



Document 2020 227

Book 2020 Page 227 Type 03 001 Pages 2

Date 1/22/2020 Time 10:40:07AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$187.20

Rev Stamp# 19 DOV# 20

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

✓ **Return Document To:** Danielle M. Burnight, f/k/a Danielle M. Burns, 2630 Tracy Ave, Van Meter, IA 50261

Preparer Information: Charles P. Augustine, 531 Commercial St., Ste 250, Waterloo, IA 50701, Phone: (319) 232-3304

Address Tax Statement: Danielle M. Burnight, f/k/a Danielle M. Burns, 2630 Tracy Ave, Van Meter, IA 50261
AB#20-00107

JWC 70040

\$ 117,500

P200015

WARRANTY DEED

For the consideration of One and No/100----- **Dollar(s)** and other valuable consideration, Andrew M. Larson and Mercedes E. Larson, husband and wife, do hereby Convey to Danielle M. Burnight, f/k/a Danielle M. Burns, a married person, the following described real estate in Madison County, Iowa:

Lot 2 of THE FARM AT BADGER CREED SUBDIVISION, located in the Southeast Quarter of the Southwest Quarter and in the Northeast Quarter of the Southwest Quarter of Section 17, Township 77 North, Range 27 West of the 5th P.M., Madison County, Iowa.

Subject to easements, restrictions, covenants, ordinances, and limited access provisions of record.

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: 1/17/2020

[Signature]
Andrew M. Larson

[Signature]
Mercedes E. Larson

STATE OF IOWA, Polk COUNTY, ss:

This instrument was acknowledged before me on this 17th day of January, 2020, by Andrew M. Larson and Mercedes E. Larson, husband and wife.

[Signature]
, Notary Public in and for said State

