

BK: 2020 PG: 2427
Recorded: 7/7/2020 at 1:26:02.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$639.20
LISA SMITH RECORDER
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:
Betty Truong, 2051 145th Ln, Earlham, IA 50072

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Peggy J. Havener, a single person**, does hereby convey unto **Betty Truong**, the following described real estate:

Parcel "B" located in the West Half of the Northeast Quarter (W 1/2 NE 1/4) of Section 26, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa, containing 8.13 acres, as shown in Plat of Survey filed in Book 2008, Page 3595 on December 15, 2008 in the Office of the Recorder of Madison County, Iowa.

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

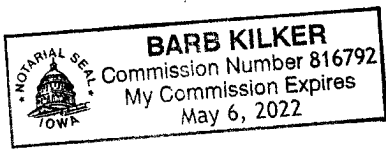
Grantor does hereby covenant with Grantee, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may 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.

Peggy J. Havener
Peggy J. Havener

STATE OF Ohio)
COUNTY OF Dallas) SS:

This instrument was acknowledged before me on July 10 2020 by Peggy J. Havener, a single person.



[Signature]
Notary Public in and for said State