



Document 2020 2471

Book 2020 Page 2471 Type 03 001 Pages 2

Date 7/13/2020 Time 9:45:17AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$122.40

Rev Stamp# 264 DOV# 259

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

**WARRANTY DEED
(CORPORATE GRANTOR)
Recorder's Cover Sheet**

\$76900

Preparer Information:

James S. Dougherty, 801 North Ave, PO Box 278, Norwalk, Iowa 50211

Phone: (515) 981-5401

Taxpayer Information:

Sarah Vanden Brink, 807 SE Williams Ct., Waukee, IA 50263

Return Document To:

Sarah Vanden Brink, 807 SE Williams Ct., Waukee, IA 50263

Grantors:

Terra Tender Inc., PO Box 305, Norwalk, Iowa 50211

Grantees:

Sarah Vanden Brink

Legal Description: See Page 2

Document or instrument number of previously recorded documents: _____



**WARRANTY DEED
(Corporate Grantor)**

For the consideration of Ten Dollar(s) and other valuable consideration, Terra Tender, Inc., a corporation organized and existing under the laws of Iowa does hereby convey to Sarah Vanden Brink, a single person, the following described real estate in Madison County, Iowa:

Lot Twelve (12) of Lakeshore Estates, Plat One (1), located in the West Half (1/2) of the Northwest Quarter (1/4) of Section Fifteen (15), township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: 7/2/20.

Terra Tender Inc., a(n) Iowa corporation

By Larry L. Hughes
Larry Hughes, President

STATE OF IOWA, COUNTY OF WARREN

This record was acknowledged before me on July 2, 2020, by Larry Hughes, as President, of Terra Tender, Inc.

[Signature]
Signature of Notary Public

