



Document 2020 2670

Book 2020 Page 2670 Type 03 001 Pages 2  
Date 7/24/2020 Time 1:13:26PM

Rec Amt \$12.00 Aud Amt \$5.00 INDX  
Rev Transfer Tax \$239.20 ANNO  
Rev Stamp# 294 DOV# 292 SCAN

LISA SMITH, COUNTY RECORDER CHEK  
MADISON COUNTY IOWA

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**Preparer:** Jason R. Sandegren, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (5446RSS)

**Return To:** Erica A. Anderson, 3217 Vine Street, West Des Moines, IA 50265

**Taxpayer Information:** Erica A. Anderson, 3217 Vine Street, West Des Moines, IA 50265

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\$150,000

**WARRANTY DEED**

P204863

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Andrei Joseph Murphy and Alyson Murphy, a married couple**, do hereby Convey to **Erica A. Anderson and Jason M. Anderson, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

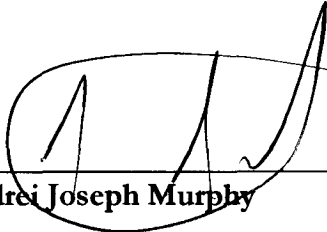
**Lots Four (4), and Four A (4A) of the Replat of Lots Three, Four, Eleven and Twelve of Plat No. 1 of the WOODLAND VALLEY ESTATES SUBDIVISION located in the South Half of the Northeast Quarter of Section Twenty and in the Southwest Quarter of the Northwest Quarter of Section Twenty-one, all in Township Seventy-seven North, Range Twenty-six West of the 5th P.M., Madison County, Iowa, together with an undivided interest in all common areas as set forth in the Declaration of Association for Woodland Valley Estates Subdivision filed in Book 2004, Page 6107 of the Madison County Recorder's Office (and any supplements and amendments thereto).**

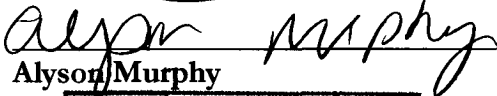
Subject to all covenants, restrictions and easements of record.

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: 7/17/2020

  
Andrei Joseph Murphy

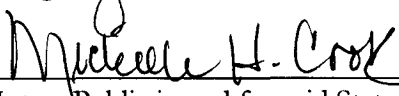
  
Alyson Murphy

STATE OF Iowa  
COUNTY OF Polk

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This record was acknowledged before me on July 17, 2020, by Andrei Joseph Murphy and Alyson Murphy, a married couple.

  
Notary Public in and for said State