

BK: 2020 PG: 2727
Recorded: 7/28/2020 at 3:03:55.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$124.00
LISA SMITH RECORDER
Madison County, Iowa

WARRANTY DEED

Prepared by: Aaron M. Hubbard, Hubbard Law Firm, P.C., 2900 100th Street, Suite 209,
Urbandale, IA 50322; Phone: (515) 222-1700

Send Tax Statements and return document to: Dustin C. Murray, 210 NE Maple Avenue,
Earlham, IA 50072

Grantor/Affiant: Derrick W. Duff, a/k/a Derrick Wade Duff

Grantee: Dustin C. Murray

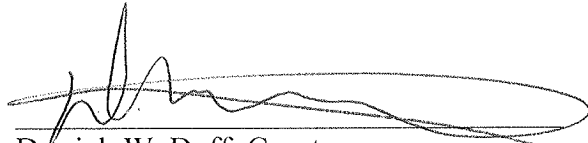
For the consideration of One Dollar(s) and other valuable consideration, **Derrick W. Duff a/k/a Derrick Wade Duff, a single person**, does hereby Convey to **Dustin C. Murray, a single person**, the following described real estate:

Lots Seven (7) and Eight (8), in Block Six (6) of Nicholson's Addition to the Town of Earlham, Madison County, Iowa.

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.

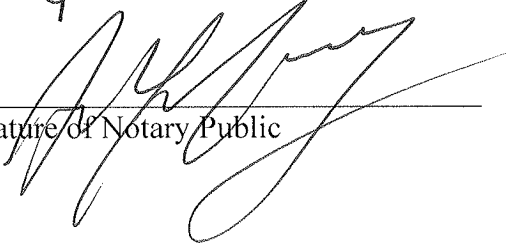
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: July 23rd, 2020


Derrick W. Duff, Grantor

STATE OF IOWA, COUNTY OF POIK

This record was acknowledged before me on July 23rd 2020, by
Derrick W. Duff, a single person.


Signature of Notary Public

