



Document 2020 2929

Book 2020 Page 2929 Type 03 001 Pages 2

Date 8/12/2020 Time 1:13:25PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$570.40

Rev Stamp# 332 DOV# 329

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



WARRANTY DEED - JOINT TENANCY

THE IOWA STATE BAR ASSOCIATION

Official Form No. 103

Recorder's Cover Sheet

\$357,000

Preparer Information: (Name, address and phone number)

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, IA 50072 (515) 758-2267

Taxpayer Information: (Name and complete address)

Kyle J. and Danielle L. Heatherington
308 N. 15th Avenue
Winterset, Iowa 50273

Return Document To: (Name and complete address)

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:

Cherie L. Morse
Leon J. Morse

Grantees:

Kyle J. Heatherington
Danielle L. Heatherington

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
JOINT TENANCY

For the consideration of \$357,000.00 and no/100ths----- Dollar(s) and other valuable consideration, CHERIE MORSE also known as CHERIE L. MORSE and LEON J. MORSE also known as LEON JAMES MORSE, wife and husband, do hereby Convey to KYLE J. HEATHERINGTON and DANIELLE L. HEATHERINGTON, husband and wife, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

The Southeast Quarter (1/4) of the Southwest Quarter (1/4) and the North half (1/2) of the Southwest Quarter (1/4) of Section Twenty-seven (27), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "A" located in the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Twenty-seven (27), containing 36.35 acres, more or less, as shown in Plat of Survey filed in Book 2020, Page 2578 on July 20, 2020, in the Office of the Recorder of 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 on August 7, 2020

Handwritten signature of Cherie L. Morse
Cherie L. Morse(Grantor)

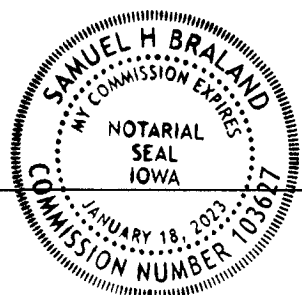
Handwritten signature of Leon J. Morse
Leon J. Morse (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on August 7, 2020, by Cherie L. Morse and Leon J. Morse



Handwritten signature of Notary Public
Signature of Notary Public