



Document 2020 3032

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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$879.20

Rev Stamp# 347 DOV# 344

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 – 73rd Street, Urbandale, Iowa 50322

Phone # (515) 224-8815

✓ Return document to and mail tax statements to:

ANA VALENCIA AND AARON STANTON, 1005 Kiowa Avenue, Earlham, Iowa 50072-8549

File #MAC (rfb)

\$550,000

WARRANTY DEED

Legal: Parcel "A" located in the East Half (1/2) of the Northeast Quarter (1/4) of Section Three (3), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 10.595 acres, as shown in Plat of Survey filed in Book 3, Page 437 on May 12, 1999, in the Office of the Recorder of Madison County, Iowa.

Address: 1005 Kiowa Avenue, Earlham, Iowa 50072-8549

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Brad Nord, a single person**, does hereby convey the above-described real estate to **Ana A. Valencia and Aaron Stanton, a married couple**, as Joint Tenants with full rights of survivorship and not as Tenants in Common.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantees, 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.

STATE OF Iowa)
)
COUNTY OF Dallas) SS:

On this 23rd day of July, 2020,
before me the undersigned, a Notary Public in and for
said State, personally appeared **Brad Nord, a single
person**, to me known to be the identical person
named in and who executed the foregoing instrument
and acknowledged that the person executed the
same as that person's voluntary act and deed.

Jennifer Wohlfeil
Notary Public in and for said State

Dated: 7-23-2020, 2020

Brad Nord
Brad Nord

