

BK: 2020 PG: 3327
Recorded: 9/4/2020 at 8:33:29.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$268.00
LISA SMITH RECORDER
Madison County, Iowa

Preparer: Danielle Guisinger, 2202 Woodlands Pkway, Clive, IA 50325 (515) 3710117

Taxpayer Information and Return To:
Chace Garner, 325 E 1st St., Truro, IA 50257

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Chet Darst and Sarah Darst, f/k/a Sarah Brown, a married couple**, do hereby Convey to **Chace Garner**, the following described real estate:

A tract of land located on the Southwest Quarter of the Southwest Quarter (SW ¼ SW ¼) of Section 15, Township 74 North, Range 26, West of the 5th P.M., Madison County, Iowa, more particularly described follows, to-wit: Commencing 427 feet West of the Northeast corner of the SW ¼ SW ¼ of said Section 15, and on the North line of said 40-acre tract, and running thence South 447 feet; thence parallel with said North line 122 feet more or less to the East line of the alley on the East side of Atkinson's First Addition to the Town of Truro; thence North along the East line of said alley to the North line of said 40-acre tract; thence East to the point of beginning; EXCEPT Parcel "E," located therein, containing 0.754 acres, as shown in Plat of Survey filed February 18, 2003 in Book 2003, Page 875, in the Office of the Recorder of Madison County, Iowa;

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: 9/3/20

[Signature]
Chet Darst

[Signature]
Sarah Darst

STATE OF Iowa,
COUNTY OF Madison) ss:

This record was acknowledged before me on September 3, 2020
by Chet Darst and Sarah Darst, f/k/a Sarah Brown, a married couple.

[Signature]
Notary Public in and for said State

