



**WARRANTY DEED**

Return to: Jerrold B. Oliver, 101 1/2 W. Jefferson, PO Box 230, Winterset, Iowa 50273  
 Taxpayer: Breanne E. Buffington, 307 S. West Street, Macksburg, IA 50155  
 Preparer: Jerrold B. Oliver, 101 1/2 W. Jefferson, PO Box 230, Winterset, Iowa 50273,  
Phone: (515) 462-3731

For the consideration of ---\$55,000.00--- Dollar(s) and other valuable consideration, Ralph Breakenridge and Georgena Breakenridge, husband and wife

Breanne E. Buffington do hereby Convey to

Madison County, Iowa: Parcel "B" located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Sixteen (16), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, and in Lots Six (6), Seven (7) and 108 in Block Eleven (11) of Mack's Addition to Macksburg, Madison County, Iowa, containing 0.828 acres, more or less, as shown in Plat of Survey filed in Book 2020, Page 1647 on May 14, 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 9-28-2020

Ralph Breakenridge  
 Ralph Breakenridge (Grantor)

Georgena Breakenridge  
 Georgena Breakenridge (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on Sept 28, 2020, by Ralph Breakenridge and Georgena Breakenridge

Jerrold B. Oliver  
 Signature of Notary Public

