

CONSIDERATION \$99,900

**BK: 2020 PG: 4051**  
**Recorded: 10/22/2020 at 2:07:52.0 PM**  
**Pages 2**  
**County Recording Fee: \$17.00**  
**Iowa E-Filing Fee: \$3.00**  
**Combined Fee: \$20.00**  
**Revenue Tax: \$159.20**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**

**WARRANTY DEED**  
**(CORPORATE GRANTOR)**  
**Recorder's Cover Sheet**

**Preparer Information:**

James S. Dougherty, 801 North Ave, PO Box 278, Norwalk, Iowa 50211  
Phone: (515) 981-5401

**Taxpayer Information:**

Robert R. Powell and Gina F. Powell, 109 Valley View Court, Cumming, Iowa 50061

**Return Document To:**

Robert R. Powell and Gina F. Powell, 109 Valley View Court, Cumming, Iowa 50061

**Grantors:**

Terra Tender Inc., PO Box 305, Norwalk, Iowa 50211

**Grantees:**

Robert R. Powell and Gina F. Powell, 109 Valley View Court, Cumming, Iowa 50061

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:** \_\_\_\_\_



**WARRANTY DEED  
(Corporate Grantor)**

For the consideration of Ten Dollar(s) and other valuable consideration, Terra Tender, Inc., a corporation organized and existing under the laws of Iowa does hereby convey to Robert R. Powell and Gina ~~R.~~ Powell, 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:

**Lot Eleven (11) in Lakeshore Estates Plat One (1), located in the West Half (1/2) of the Northwest Quarter (1/4) of Section Fifteen (15), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa**

The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

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

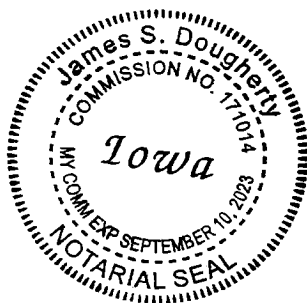
Dated: 10/21/20.

Terra Tender Inc., a(n) Iowa corporation

By Larry L. Hughes President  
Larry Hughes, President

STATE OF IOWA, COUNTY OF WARREN

This record was acknowledged before me on October 21<sup>st</sup> 2020, by Larry Hughes, as President, of Terra Tender, Inc.



[Signature]  
Signature of Notary Public