

**BK: 2020 PG: 4310**  
**Recorded: 11/6/2020 at 3:04:25.0 PM**  
**Pages 2**  
**County Recording Fee: \$22.00**  
**Iowa E-Filing Fee: \$3.00**  
**Combined Fee: \$25.00**  
**Revenue Tax: \$247.20**  
**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:**

Eric Michael Taylor and Dawn Renee Morelli Taylor, 109 Valley View Court, Cumming, Iowa 50061

**Return Document To:**

Eric Michael Taylor and Dawn Renee Morelli Taylor, 109 Valley View Court, Cumming, Iowa 50061

**Grantors:**

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

**Grantees:**

Eric Michael Taylor and Dawn Renee Morelli Taylor, 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 Eric Michael Taylor and Dawn Renee Morelli Taylor, 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:

**Parcel "L" a tract of land in part of the SW ¼ N W ¼ of Section 15, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa and described as Lot 9 in Lakeshore Estates Subdivision, and all that part of the SW ¼ NW ¼ lying East of the centerline of an existing creek and Southerly of said Lot 9, being more particularly described as follows:**

**Beginning at the SE corner of the SW ¼ NW ¼ of said Section 15; thence S 84°04'01" W a distance of 111.72' more or less to the centerline of an existing creek; thence N 18°12'10" W, along said centerline, a distance of 84.12' more or less to a point on the Southerly line of said Lot 9; thence N 63°32'57" W, along said Southerly line, a distance of 1195.49' to the SW corner of said Lot 9; thence N 23°36'01" E a distance of 173.44'; thence Northeasterly, along a 300.00' radius curve, concave Southeasterly, an arc length of 56.05' and whose chord bears of N 29°02'37" E, a chord length of 55.97'; thence N 34°23'21" E a distance of 128.42'; thence S 53°31'28" E a distance of 1158.30'; thence S 00°15'17" E a distance of 398.34' to the point of beginning.**

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.

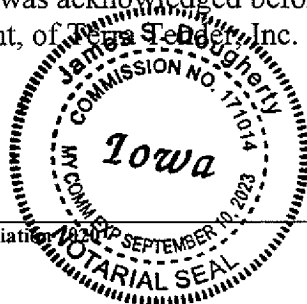
Dated: 10/20/2020

Terra Tender Inc., a(n) Iowa corporation

By Larry L Hughes  
Larry Hughes, President

STATE OF IOWA, COUNTY OF WARREN

This record was acknowledged before me on October 20, 2020, by Larry Hughes, as President, of Terra Tender, Inc.



[Signature]  
Signature of Notary Public