



Document 2020 4382

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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$287.20

Rev Stamp# 528 DOV# 524

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX

ANNO

SCAN

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:

CARL A. SELLS, 6055 W South Street N, Truro, Iowa 50257

File #MAC (spo)

$\frac{1}{2}$

\$180,000

WARRANTY DEED

Legal: **A tract of land located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Sixteen (16), Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa, more particularly described as follows to-wit: Commencing at a point 360 feet North of the Southeast corner of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section 16, and running thence North 210 feet, thence West 207 feet, thence South 210 feet, thence East 207 feet to the point of beginning**



Address: 655 West South Street North, Truro, Iowa 50257

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Ann Borseth, a single person**, does hereby convey the above-described real estate to **Carl A. Sells, a single person**.

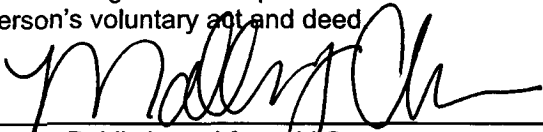
SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantee, 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 Polk) SS:

On this 20th day of October, 2020,
before me the undersigned, a Notary Public in and for said
State, personally appeared **Ann Borseth, 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.



Notary Public in and for said State

Dated: October 20, 2020



Ann Borseth

