



Document 2020 4469

Book 2020 Page 4469 Type 03 001 Pages 2

Date 11/19/2020 Time 12:03:49PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$39.20

Rev Stamp# 543 DOV# 537

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

\$25,000



WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 101

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, IA 50072 (515) 758-2267

1
2

Taxpayer Information: (Name and complete address)

Cardinal Homes, LLC
19291 365th Street
Earlham, Iowa 50072

WJ

Return Document To: (Name and complete address)

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:

Karen M. Barnett

Grantees:

Cardinal Homes, LLC

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of \$25,000.00 and no/100ths----- Dollar(s) and other valuable consideration, KAREN M. BARNETT, a single person, do hereby Convey to CARDINAL HOMES, LLC. the following described real estate in Madison County, Iowa:

The East 80 feet of the North Half (1/2) of Lot Eight (8), AND the East 80 feet of Lots Nine (9) and Ten (10); AND the West 10 feet of the vacated alley lying immediately East of said North Half (1/2) of Lots Eight (8), Nine (9), and Ten (10), all in Block Six (6) in the Original Town of Earlham, Madison County, Iowa, as shown in Plat of Survey filed in Book 2020, Page 4098 on October 27, 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 November 13, 2020.

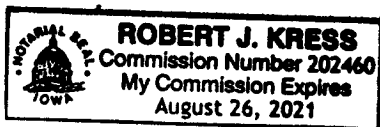
Karen M. Barnett
Karen M. Barnett (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON
This record was acknowledged before me on November 13, 2020, by Karen M. Barnett



Robert J. Kress
Signature of Notary Public