



Document 2020 4687

Book 2020 Page 4687 Type 03 001 Pages 2
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 Rec Amt \$12.00 Aud Amt \$5.00 INDX
 Rev Transfer Tax \$103.20 ANNO
 Rev Stamp# 567 DOV# 562 SCAN
 LISA SMITH, COUNTY RECORDER CHEK
 MADISON COUNTY IOWA

#65,000

This instrument prepared by:
 JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309
 Phone No.: (515)453-4792

✓→Mail tax statements and return document to: *Brady Law Firm PC, PO Box 85, Remsen IA 51050*
 Randy D Horsley, 1691 Delaware Ave, Lawton, IA 51030

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Shannon L Pickett and Phillip Pickett Jr, a married couple, and Shawn D Carkhuff, a single person**, do hereby convey unto **Randy D Horsley and Sheryl L Horsley, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants In Common**, the following described real estate:

The West One-fourth of the Southwest Quarter of the Southwest Quarter (W1/4SW1/4SW1/4) of Section Twenty-three (23), Township Seventy-five (75) North, Range Twentyseven (27) West of the 5th P.M., Madison County, Iowa; AND the South Three (3) acres of the West Half of the Southwest Quarter of the Northwest Quarter of the Southwest Quarter (W1/2SW1/4NW1/4SW1/4) of said Section Twentythree (23)

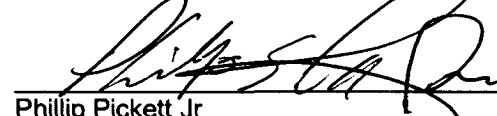
Order No.: 808-15361/MC

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantee, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors 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.


Shannon L Pickett

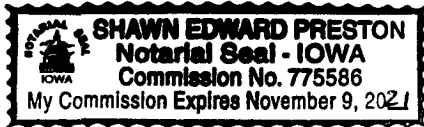

Phillip Pickett Jr


Shawn D Carkhuff

STATE OF Iowa)
)
COUNTY OF JASPER)

SS:

This instrument was acknowledged before me on 11/30 2020 by Shannon L Pickett and Phillip Pickett Jr, a married couple.

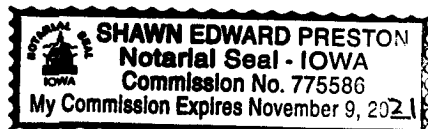



Notary Public in and for said State

STATE OF Iowa)
)
COUNTY OF JASPER)

SS:

This instrument was acknowledged before me on Nov 30 2020 by Shawn D Carkhuff, a single person.




Notary Public in and for said State