

BK: 2020 PG: 483
Recorded: 2/14/2020 at 1:01:15.0 PM
Pages 1
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$35.20
LISA SMITH RECORDER
Madison County, Iowa



WARRANTY DEED

Return to: Todd P. Prichard, 103 N Main St, PO Box 454 Charles City, Iowa 50616
Taxpayer: Tyler Thompson & Thomas Thompson, 2162 Hempstead St., Norwalk, IA 50211
Preparer: Todd P. Prichard, 103 N Main St, PO Box 454 Charles City, Iowa 50616, Phone:
(641) 228-4500

For the consideration of One Dollar(s) and other valuable consideration, George R. Edwards, II and Lara Edwards, husband and wife do hereby Convey to Tyler Thompson, a married person and Thomas Thompson, a married person, as joint tenants with full rights of survivorship and not as tenants in common the following described real estate in Madison County, Iowa: Lots One (1) and Two (2), in Block One (1), of Hull's Addition to the Town of Truro, in Madison County, Iowa

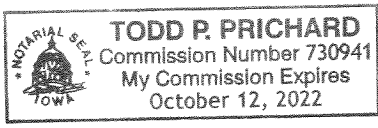
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and Convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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 2-13-2020

George R. Edwards II
George R. Edwards, II(Grantor)

Lara Edwards
Lara Edwards (Grantor)

STATE OF IOWA, COUNTY OF Polk
This record was acknowledged before me on 2-13-2020, by George R. Edwards, II and Lara Edwards, husband and wife.



Todd P. Prichard
Signature of Notary Public