

CONSIDERATION \$105,000

BK: 2020 PG: 85
Recorded: 1/9/2020 at 8:10:16.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$167.20
LISA SMITH RECORDER
Madison County, Iowa



WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Aaron M. Hubbard, Hubbard Law Firm, P.C., 2900 100th Street, Suite 209, Urbandale, Iowa
50322
Phone: (515) 222-1700

Taxpayer Information: (Name and complete address)

Tyler K. Alery, 3300 300th Street, Truro, IA 50257

Return Document To: (Name and complete address)

Aaron M. Hubbard, Hubbard Law Firm, P.C., 2900 100th Street, Suite 209, Urbandale, Iowa
50322

Grantors:

Gregory S. Palmer

Grantees:

Tyler K. Alery

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of ONE Dollar(s) and other valuable consideration, Gregory S. Palmer, a single person, do hereby Convey to Tyler K. Alery, a single person, a married person the following described real estate in Madison County, Iowa:

Parcel "A" located in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Thirteen (13), Township Seventy-four (74) North, Range Twenty-six (26), West of the 5th P.M., Madison County, Iowa, containing 3.44 acres, as shown in Amended Plat of Survey filed in Book 2, Page 628 on November 17, 1995, 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 1/3/2020

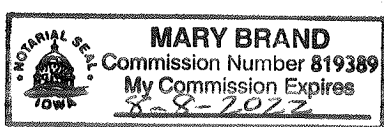
[Handwritten signature of Gregory S. Palmer]
Gregory S. Palmer (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Madison
This record was acknowledged before me on January 3rd 2020 by Gregory S. Palmer, a single person



[Handwritten signature of Mary Brand]
Signature of Notary Public