

**BK: 2021 PG: 1056**  
**Recorded: 3/15/2021 at 2:48:05.0 PM**  
**Pages 2**  
**County Recording Fee: \$17.00**  
**Iowa E-Filing Fee: \$3.00**  
**Combined Fee: \$20.00**  
**Revenue Tax: \$535.20**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**

This instrument prepared by:  
**JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309**  
**Phone No.: 515-453-4614**

Mail tax statements and return document to:  
**Justin Mark and Miranda E. Mark, 2491 225th Trl, Winterset, IA 50273**

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## **WARRANTY DEED**

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Scott Evans, a single person, does hereby convey unto Justin Mark and Miranda E. Mark, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common, the following described real estate:**

**Parcel "C" located in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) and in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Four (4), Township Seventy-five (75) North, Range Twenty -seven (27) West of the 5th P.M., Madison County, Iowa, containing 8.048 acres, as shown in Plat of Survey filed in Book 3, Page 564 on April 28, 2000, in the Office of the Recorder of Madison County, Iowa.**

**SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD**

Grantor does hereby covenant with Grantees, 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.

  
\_\_\_\_\_  
Scott Evans

STATE OF Iowa )  
COUNTY OF Warren )

SS:



This instrument was acknowledged before me on Sept 10 2020 by Scott Evans, a single person.

  
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Notary Public in and for said State