

BK: 2021 PG: 1103
Recorded: 3/17/2021 at 3:26:59.0 PM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$415.20
LISA SMITH RECORDER
Madison County, Iowa

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:

Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072 (515)758-2267

Taxpayer Information:

Tyler L. Houg
Samantha Houg
340 S.W. Walnut Avenue
Earlham, Iowa 50072

Return Document To:

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

Grantors:

Anne M. Larson f/k/a Anne M. Cooper
Brandon J. Larson

Grantees:

Tyler L. Houg
Samantha Houg



WARRANTY DEED – JOINT TENANCY

For the consideration of \$260,000.00 and no/100ths----- Dollars and other valuable consideration, **Anne M. Larson formerly known as Anne M. Cooper and Brandon J. Larson, wife and husband**, do hereby convey to:
Tyler L. Houg and Samantha Houg, a married couple, as joint tenants with full rights of survivorship, and not as tenants in common,
the following described real estate in Madison County, Iowa:

A tract of land commencing at the Northwest corner of Section Seven (7), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., thence due South 170.0 feet along the section line, thence North 88°38' East 33 feet to the point of beginning; thence continuing North 88°38' East 168.5 feet; thence due South 110 feet; thence South 88°38' West 168.5 feet; thence due North 110 feet along the East right of way line of a county road to the point of beginning; said parcel is situated in the Northwest Fractional Quarter (¼) of the Northwest Fractional Quarter (¼) of Section Seven (7), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., City of Earlham, 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: March 15, 2021.


Anne M. Larson


Brandon J. Larson

STATE OF FLORIDA, COUNTY OF BREVARD: ss

This record was acknowledged before me on March 15, 2021 by Anne M. Larson
formerly known as Anne M. Cooper and Brandon J. Larson, wife and husband.

Laurie Timmons

Notary Public

