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Rec Amt \$12.00 Aud Amt \$5.00

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

WARRANTY DEED

Recorder's Cover Sheet

Preparer Information:

Stephen Rodriguez, 2402 NE Chevalia Court, Grimes, Iowa 50111, Phone (515) 314-6848

Taxpayer Information:

Stephen Rodriguez, 2402 NE Chevalia Court, Grimes, Iowa 50111, Phone (515) 314-6848

Return Document To:

Stephen Rodriguez, 2402 NE Chevalia Court, Grimes, Iowa 50111, Phone (515) 314-6848

Grantor:

Gayla R. Craven

Grantees:

Stephen J. Rodriguez

Tamara L. Rodriguez

Legal Description: See Page 2

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Gayla R. Craven , do hereby Convey to Stephen J. Rodriguez and Tamara L. Rodriguez as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

That part of Parcel B, which is the NE Quarter of the NE Quarter of the NW Quarter of Section 23, Township 76 North, Range 28 West of the 5th PM, Madison County Iowa, more particularly described as follows:

Beginning at the North Quarter corner of Section 23, Township 76 North, Range 28 West of the 5th PM, Madison County Iowa, thence South 0° 02' 44" East along the East Line of the Northeast Quarter of the Northwest Quarter of said Section 23, 680 80 feet, thence South 89° 42' 51" West, 656 47 feet, thence North 0° 02' 33" East. 658 17 feet to a point on the North line of the Northeast Quarter of the Northwest Quarter of said section 23, thence North 89° 30' 03" East along the North line of the Northeast Quarter of the Northwest Quarter of said Section 23, 655 47 feet to the Point of Beginning.

Said Parcel contains 9.929 acres, including 0.982 acres of County Road right-of-way.

Grantor does Hereby Covenant with grantees, and successors in interest, that grantor 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 acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Exempt Iowa Code 428A.2 (10)
GC

Dated: 3/12/2021
Gayla R Craven
(Grantor)

STATE OF Iowa , COUNTY OF Polk

This record was acknowledged before me this 12th day of March , 2021 , by Gayla Craven

[Signature]
Signature of Notary Public

