



Document 2021 1138

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Date 3/19/2021 Time 1:24:37PM

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

*Deed being re-recorded to correct legal description -  
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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 the Southwest Quarter (SW 1/4) of section Twenty-three (23), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, described as follows: Commencing at the Southeast corner of the Southwest Quarter (SW1/4) of said Section Twenty-three (23); thence on an assumed bearing of South 89°56'00" West along the south line of said Southwest Quarter (SW 1/4) 209 .60 feet; thence North 30°20'38" West 625.90 feet; thence North 87°16'44" East 340.82 feet; thence North 16°53'57" East 273.97 feet; thence North 89°11'52" East 194.24 feet to the East line of said Southwest Quarter (SW 1/4); thence South 00°35'35" West along said East line 820.90 feet to said Southeast Corner of the Southwest Quarter (SW 1/4) and the point of beginning. Said tract contains 7.16 acres, and is subject to a Madison county Highway Easement over the easterly O, 62 acres thereof, hereinafter known as Parcel "B".

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.

Dated: 3/19/21  
Gayla R Craven  
(Grantor)

STATE OF Iowa, COUNTY OF Polk

This record was acknowledged before me this 19 day of March, 2021, by Gayla Craven (initials)

[Signature]  
Signature of Notary Public

State of Iowa, County of Madison  
Signed and sworn to (or affirmed) before me  
on 3/19/21 by Gayla Craven  
[Signature]  
Signature of Notary Public

