

BK: 2021 PG: 1383
Recorded: 4/5/2021 at 8:44:43.0 AM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$0.00
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:

Myles W. Easter I
14734 – 92nd Lane
Indianola, Iowa 50125

Return Document To:

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

Grantors:

Myles W. Easter I
Melody Easter-Clutter
B. Charles Easter

Grantees:

Myles W. Easter I

See Page 2 for legal description.



WARRANTY DEED

For the consideration of \$1.00 and no/100ths----- Dollars and other valuable consideration, Myles W. Easter I and Brenda K. Easter, husband and wife; Melody Easter-Clutter and Jeffrey V. Clutter, wife and husband; and B. Charles Easter and Melodie A. Easter, husband and wife; do hereby convey to: Myles W. Easter I, the following described real estate in Madison County, Iowa:

The Southeast Quarter (SE1/4) of Section 17, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa, EXCEPT the East 7 acres of the South Half of the Northeast Quarter of the Southeast Quarter (S1/2 NE1/4 SE1/4) of said Section 17, AND EXCEPT the Northeast Quarter of the Northeast Quarter of the Southeast Quarter (NE1/4 NE1/4 SE1/4) of said Section 17.

Monetary consideration is less than \$500; therefore, this transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements pursuant to Section 428A.2(21), Code of 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: April 3, 2021.

Myles W. Easter I
Myles W. Easter I

Melody Easter-Clutter
Melody Easter-Clutter

B. Charles Easter
B. Charles Easter

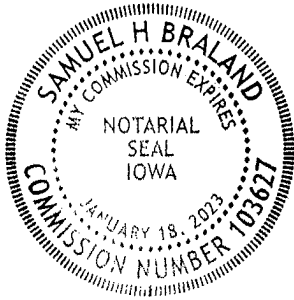
Brenda K. Easter
Brenda K. Easter

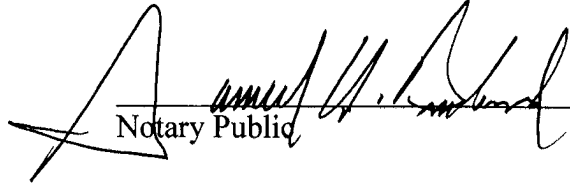
Jeffrey V. Clutter
Jeffrey V. Clutter

Melodie A. Easter
Melodie A. Easter

STATE OF IOWA, COUNTY OF MADISON: ss

This record was acknowledged before me on April 3, 2021 by Myles W. Easter I, Brenda K. Easter, Melody Easter-Clutter, Jeffrey V. Clutter, B. Charles Easter, and Melodie A. Easter.




Notary Public