

BK: 2021 PG: 1384
Recorded: 4/5/2021 at 8:44:44.0 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:

B. Charles Easter
1888 State Highway 92
Winterset, Iowa 50273

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:

B. Charles Easter

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:

B. Charles Easter, the following described real estate in Madison County, Iowa:

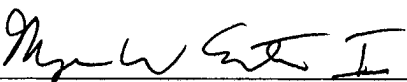
The East One-half of the Southeast Quarter (E $\frac{1}{2}$ SE $\frac{1}{4}$) of Section 24, Township 76 North, Range 29 West of the 5th P.M., Madison County, Iowa.

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.



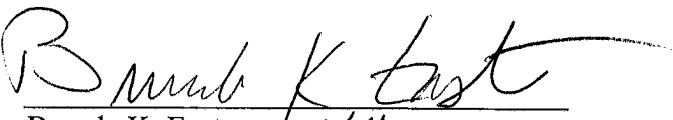
Myles W. Easter I



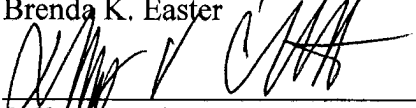
Melody Easter-Clutter



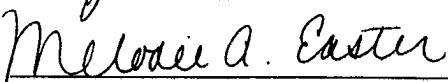
B. Charles Easter



Brenda K. Easter



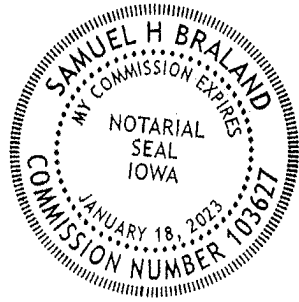
Jeffrey V. Clutter

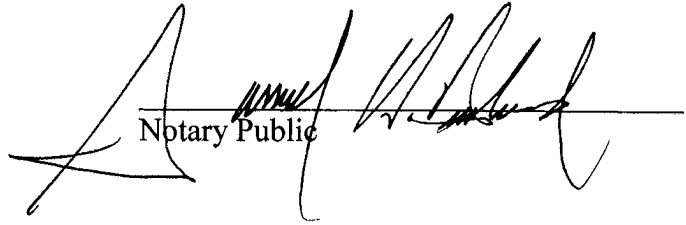


Melodie A. Easter

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