



Document 2021 1399

Book 2021 Page 1399 Type 03 001 Pages 1  
Date 4/05/2021 Time 11:41:41AM  
Rec Amt \$7.00 Aud Amt \$5.00  
Rev Transfer Tax \$148.00  
Rev Stamp# 149 DOV# 151  
LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX  
ANNO  
SCAN  
CHEK

**Return To:** Andrea K. Petersen, 3273 230th St, Saint Charles, IA 50240  
**Taxpayer:** Andrea K. Petersen, 3273 230th St, Saint Charles, IA 50240  
**Preparer:** Matthew M. Hurn, 4201 Westown Pkwy, Suite 250 West Des Moines, Iowa 50266, Phone: (515) 283-1801

$\frac{1}{2}$

\$92,780

MFL103935

**WARRANTY DEED**

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, Linda Hanrahan, a single person, do hereby Convey to Andrea K. Petersen and Craig T. Petersen, wife and husband, 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 located in the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Two (2), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing at the Southeast corner of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Two (2), thence North 1179.5 feet, thence South 85°35' West 552.6 feet, thence South 1179.5 feet, thence North 85°35' East 552.6 feet to the point of beginning, and containing 15 acres, more or less.**



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.

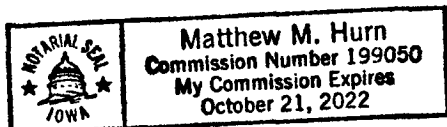
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 4/2/21

Linda Hanrahan  
Linda Hanrahan

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on April 2, 2021, by Linda Hanrahan, a single person.



Signature of Notary Public