

CONSIDERATION \$390,000

**BK: 2021 PG: 1464**  
**Recorded: 4/9/2021 at 8:04:21.0 AM**  
**Pages 2**  
**County Recording Fee: \$17.00**  
**Iowa E-Filing Fee: \$3.00**  
**Combined Fee: \$20.00**  
**Revenue Tax: \$623.20**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**

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This instrument prepared by:

ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 -- 73<sup>rd</sup> Street, Urbandale, Iowa 50322 Phone # (515) 271-7770

Return document to and mail tax statements to:

GERARD AND DEBRA GREEN, 285 NW 8<sup>th</sup> Street, Earlham, Iowa 50072 File #RESC / CVG (spo)

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## **WARRANTY DEED**

Legal: **Lot 16 of WILLIAMSON ADDITION PLAT 2, to the City of Earlham,  
Madison County, Iowa**

Address: 285 NW 8<sup>th</sup> Street, Earlham, Iowa 50072

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Todd W. Waddle and Kelly Waddle, a married couple**, do hereby convey the above-described real estate to **Gerard Green and Debra Green, a married couple**, as Joint Tenants with full rights of survivorship and not as Tenants in Common.

### **SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD**

Grantors do hereby covenant with Grantees, and successors in interest, that said 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 relinquish 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.

STATE OF Iowa )  
 )  
COUNTY OF Dallas ) SS:

On this 6 day of April, 2021,  
before me the undersigned, a Notary Public in and for said  
State, personally appeared **Todd W. Waddle and Kelly  
Waddle, a married couple**, to me known to be the  
identical persons named in and who executed the  
foregoing instrument and acknowledged that those  
persons executed the same as their voluntary act and  
deed.

Carol D. Van Gorp  
Notary Public in and for said State

Dated: April 6, 2021

Todd W. Waddle  
Todd W. Waddle

Kelly Waddle  
Kelly Waddle

