



Document 2021 1725

Book 2021 Page 1725 Type 03 001 Pages 2

Date 4/28/2021 Time 11:15:30AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$295.20

Rev Stamp# 178 DOV# 179

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

Preparer: Danielle Guisinger, 2202 Woodlands Pkway, Clive, IA 50325 (515) 3710117

✓ Taxpayer Information and Return To:
Mick Jones, 260 SW Walnut Ave., Earlham, IA 50072

P206232
REG-104523

\$185,000

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Deborah S. Carr, a single person**, does hereby Convey to **Mick Jones, a single person**, and **Ashley Greenwood, a single person**, as joint tenants with full rights of survivorship and not as tenants in common, in the following described real estate:

Lot Seven (7) and part of Lot Eight (8) in Block Eighteen (18) of the Original Town of Earlham, Madison County, Iowa, described as follows: Beginning at the Southwest corner of said Lot Seven (7); thence North 00°00' East 88.0 feet to a point on the west line of said Lot Eight (8); thence South 88°55' East 145.0 feet to the east line of said Lot Eight (8); thence South 00°00' West 82.0 feet to the Southeast corner of said Lot Seven (7); thence South 88°42' West 145.0 feet to the point of beginning, containing 0.283 acres, more or less.

Subject to all covenants, restrictions and easements of record.

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: 4-23-21

Deborah S Carr
Deborah S. Carr

STATE OF Iowa)
COUNTY OF POIK) ss:

This record was acknowledged before me on April 23, 2021,
by Deborah S. Carr, a single person.

Angela D Meek
Notary Public in and for said State

