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**Preparer:** Joseph W. Coppola III, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (7211ESP)

**Return To:** Alexander J. McMurray and Shannon T. McMurray, 1409 Treeline Ct., Van Meter, IA 50261

**Taxpayer Information:** Alexander J. McMurray and Shannon T. McMurray, 1409 Treeline Ct., Van Meter, IA 50261

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## **WARRANTY DEED**

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Jadrian Clark, a single person**, do hereby Convey to **Alexander J. McMurray and Shannon T. McMurray, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, in the following described real estate:

**Lot Twenty-six (26) of Phase II, Timber Ridge Estates, located in the Northeast Quarter (1/4) of Section Twenty-nine (29) in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa.**

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.

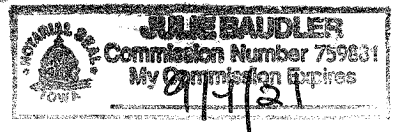
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 4-29-2021

Jadrian Clark  
Jadrian Clark

STATE OF Iowa )  
  ) ss:  
COUNTY OF Madison )

This record was acknowledged before me on 4/29/21, by  
Jadrian Clark, a single person.



Julie Baudler  
Notary Public in and for said State