



Document 2021 1908

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Date 5/10/2021 Time 1:14:57PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$165.60

ANNO

Rev Stamp# 201 DOV# 199

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309

Phone No.: 515-453-4612

*E* Mail tax statements and return document to: *64<sup>th</sup>*  
Michael Sheldon and Kelly Sheldon, 5516 NW *34<sup>th</sup>* Place, Johnston, IA 50131

$\frac{2}{2}$  \$104,000

## WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **John Robert Klehn and Tiffany Marie Klehn, a married couple**, do hereby convey unto **Michael Sheldon and Kelly Sheldon, a married couple**, as **Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

**Lot Twelve (12) of the Replat of Lots Three (3), Four (4), Eleven (11), and Twelve (12) of Plat No. 1 of the Woodland Valley Estates Subdivision located in the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty (20), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, together with an undivided interest in all common areas as set forth in the Declaration of Association for Woodland Valley Estates Subdivision filed in Book 2004, Page 6107 of the Madison County Recorder's Office (and any supplements and amendments thereto).**

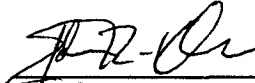


Order No.: 808-17248/TP

**SUBJECT TO ANY 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 the Grantors 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.



John Robert Klehn



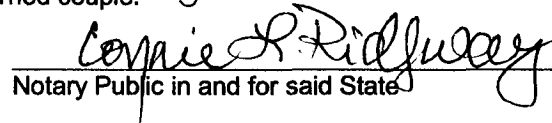
Tiffany Marie Klehn

STATE OF Iowa

COUNTY OF Dallas

)  
)  
) SS:

This instrument was acknowledged before me on May 5<sup>th</sup> 2021 by John Robert Klehn and Tiffany Marie Klehn, a married couple.

  
Notary Public in and for said State

