

CONSIDERATION \$631,000

BK: 2021 PG: 2157
Recorded: 5/26/2021 at 8:05:26.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$1,008.80
LISA SMITH RECORDER
Madison County, Iowa

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

Taxpayer Information and Return To:
Bryan Loveless, 3310 228th Lane, Saint Charles, IA 50240

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Randle E. Wiggins and Kelli G. Wiggins, a married couple**, do hereby Convey to **Bryan Loveless and Chelsey Loveless, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, in the following described real estate:

Parcel "G" located in the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section 1, Township 75 North, Range 26, West of the 5th P.M., Madison County, Iowa, containing 13.06 Acres, as shown in Plat of Survey filed in Book 2021, Page 1637 on April 21, 2021, in the office of the Recorder of 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,

