
This instrument prepared by:
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Return document to and mail tax statements to:
JEREMY AND BRITTANY ANNIS, File #SA (spo)

WARRANTY DEED


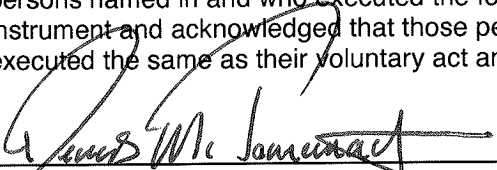

Legal: **Parcel “L” located in the South Half (½) of the Northwest Fractional Quarter (¼) and in the Southwest Quarter (¼) of the Northeast Quarter (¼) of Section Thirty (30), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 10.00 acres, as shown in Plat of Survey filed in Book 2019, Page 1627 on June 4, 2019, in the Office of the Recorder of Madison County, Iowa**

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Nathan Hibbs and Samantha Hibbs, a married couple**, do hereby convey the above-described real estate to **Jeremy Annis and Brittany Annis, 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 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.

STATE OF <u>Iowa</u>)	Dated: <u>5/21/</u> , 2021
COUNTY OF <u>Polk</u>)	
SS:	
<p>On this <u>21st</u> day of <u>May</u>, 2021, before me the undersigned, a Notary Public in and for said State, personally appeared Nathan Hibbs and Samantha Hibbs, 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.</p>	
	Nathan Hibbs
Notary Public in and for said State	
	Samantha Hibbs

