



Document 2021 2184

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Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$671.20

ANNO

Rev Stamp# 238 DOV# 236

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$420,000

Preparer: Danielle Guisinger, 2202 Woodlands Pkway, Clive, IA 50325 515-371-0117

EW

✓ Taxpayer Information and Return To:

Erin Gannon, 133 - 24 St, West Des Moines, IA 50266

1/1

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Heritage Commercial, L.L.C., a Limited Liability Company** organized and existing under the laws of the State of Iowa does hereby Convey to **Erin Gannon and Dustin Smith**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

The Northeast Fractional Quarter (1/4) of the Northwest Quarter (1/4) of Section Two (2), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "F" located therein, containing 10.41 acres, as shown in Plat of Survey filed in Book 2006, Page 3978, on September 28, 2006, in the Office of the Recorder of Madison County, Iowa



Subject to all covenants, restrictions and easements of record.

The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

