

**BK: 2021 PG: 2224**  
**Recorded: 6/1/2021 at 9:23:26.0 AM**  
**Pages 2**  
**County Recording Fee: \$17.00**  
**Iowa E-Filing Fee: \$3.00**  
**Combined Fee: \$20.00**  
**Revenue Tax: \$663.20**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**

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

**Taxpayer Information and Return To:**  
Tracy Murphy, 2795 140<sup>th</sup> St., Van Meter, IA 50261

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## **WARRANTY DEED**

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Allegiant Homes, L.L.C., a Limited Liability Company** organized and existing under the laws of the State of Iowa does hereby Convey to **Tracy Murphy and Kenneth R. Murphy, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

**Lot 4 in Valyria Plat 1, a subdivision located in the SE 1/4 of the SE 1/4 of Section 24, Township 77 North, Range 27 West of the 5th P.M., 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.

