CONSIDERATION \$415,000

BK: 2021 PG: 2224

Recorded: 6/1/2021 at 9:23:26.0 AM

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County Recording Fee: \$17.00 lowa E-Filing Fee: \$3.00 Combined Fee: \$20.00

Revenue Tax: \$663.20 LISA SMITH RECORDER Madison County, Iowa

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

Taxpayer Information and Return To:

Tracy Murphy, 2795 140th St., Van Meter, IA 50261

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.

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. Allegiant Homes, L.L.C., an Iowa Limited Liability Company STATE OF LOWA) ss: COUNTY OF Warren This record was acknowledged before me on Man by Abraga Brenter as Member L.L.C., an lowa Limited Liability Company.



Notary Public in and for said State