

BK: 2021 PG: 23
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Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$1,047.20
LISA SMITH RECORDER
Madison County, Iowa

This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309
Phone No.: (515)453-4637

Mail tax statements and return document to:

Jennifer Elkin and Ethan Elkin, 1767 Quail Ridge Ave, Winterset, IA 50273

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Joshua L Rhamy, a single person, and Sara A Gray f/k/a Sara A Rhamy, a single person**, do hereby convey unto **Jennifer Elkin and Ethan Elkin, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

Parcel "L" being the Southeast Quarter (¼) of the Northwest Quarter (¼) of the Southeast Quarter (¼) of Section Eleven (11), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 10.09 acres, as shown in Plat of Survey filed in Book 2016, Page 2205 on August 1, 2016, in the Office of the Recorder of Madison County, Iowa.

SUBJECT TO ANY 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 the Grantors 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.



Joshua L Rhamy
Joshua L Rhamy
Sara A Gray
Sara A Gray

STATE OF Iowa)
COUNTY OF Madison)

SS:

This instrument was acknowledged before me on December 15 2020 by Joshua L. Rhamy, a single person.

Rachel Eller
Notary Public in and for said State

STATE OF Iowa)
COUNTY OF Madison)

SS:

This instrument was acknowledged before me on December 15 2020 by Sara A Gray f/k/a Sara A Rhamy, a single person.

Rachel Eller
Notary Public in and for said State

