

Preparer: LeAnne K Krell, P.O Box 57056, Des Moines, IA 50317 (515) 967-5103
Return to: LeAnne K Krell, P.O Box 57056, Des Moines, IA 50317 (515) 967-5103
Taxpayer Information: Ty Castle and Jennifer Ann Castle 1526 Timber Ridge Ct, VAN METER, IA 50261

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Erin M. Turner and Maria I. Chavez-Hernandez a/k/a Maria Isabel Turner, a married couple**, do hereby Convey to **Ty Castle and Jennifer Ann Castle, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in **Madison County, Iowa**:

Lot Seven (7) Donegal Highlands, a Subdivision of the South Half (1/2) of the Northeast Quarter (1/4) of Section Thirty-two (32), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

Subject to all covenants, restrictions and easements of record.

Grantors do Hereby Covenant with grantees, and successors in interest, that 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 acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

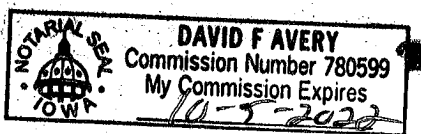
Dated: 5-28-21

Erin M. Turner
Erin M. Turner

Maria Isabel Turner
Maria Isabel Turner

STATE OF Iowa COUNTY OF Polk

This record was acknowledged before me on 28 day of May, 2021 by **Erin M. Turner and Maria Isabel Turner, a married couple.**



David F Avery, Iowa
Notary Public in and for said State