

CONSIDERATION \$250,000.00

BK: 2021 PG: 2554
Recorded: 6/21/2021 at 2:09:02.0 PM
Pages 2
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$399.20
LISA SMITH RECORDER
Madison County, Iowa

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:

Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072 (515)758-2267

Taxpayer Information:

Earl Paul Binns
1215 Highway 92
Winterset, Iowa 50273

Return Document To:

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:

Leon J. Morse
Cherie L. Morse

Grantees:

Earl Paul Binns

Legal Description: See Page 2



WARRANTY DEED

For the consideration of \$250,000.00 and no/100ths----- Dollars and other valuable consideration, **Leon J. Morse and Cherie L. Morse, husband and wife,** does hereby Convey to: **Earl Paul Binns** the following described real estate in Madison County, Iowa:


Parcel "C", located in the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Five (5) and the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Four (4), all in Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 12.53 acres, as shown in Plat of Survey filed in Book 2003, Page 6055 on October 8, 2003, in the Office of the Recorder of Madison County, Iowa.

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 acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

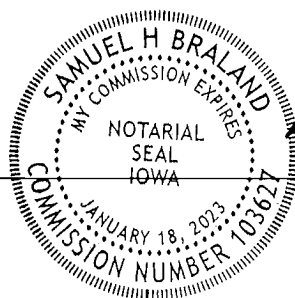
Dated: June 21, 2021.

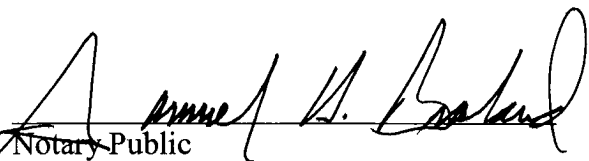

Leon J. Morse


Cherie L. Morse

STATE OF IOWA, COUNTY OF MADISON ss:

This record was acknowledged before me on June 21, 2021 by Leon J. Morse and Cherie L. Morse.




Notary Public