

**BK: 2021 PG: 2678**  
**Recorded: 6/29/2021 at 8:52:49.0 AM**  
**Pages 3**  
**County Recording Fee: \$22.00**  
**Iowa E-Filing Fee: \$3.00**  
**Combined Fee: \$25.00**  
**Revenue Tax: \$0.00**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**

(This space is for recording only)

**This Instrument Prepared By:**

Leila L. Hale, Esq.  
c/o National Deed Network, Inc  
36181 East Lake Road #382  
Palm Harbor, FL 34685  
Phone: 727-493-3841

This deed is exempt from transfer taxes  
per IA Code 428A.2(11), deed between  
husband and wife.

**After Recording Return To &**

**Mail Tax Statements to:**

Katrina A. Blatnick-Gagne and Bradley L. Gagne  
1917 105th St  
Earlham, IA 50072

**Property Tax ID#:** 200030346020000

**Order #:** RT-27809

## **WARRANTY DEED**

Made on this day 21 of June, 2021, FOR the consideration of \$0.00, receipt of which is acknowledged, We, KATRINA A. BLATNICK-GAGNE, a married woman, herein joined by her spouse BRADLEY L. GAGNE, of 1917 105th St Earlham, IA 50072, Grantors, convey to KATRINA A. BLATNICK-GAGNE and BRADLEY L. GAGNE, wife and husband as joint tenants with rights of survivorship, of 1917 105th St Earlham, IA 50072, Grantees, the following tract of real estate in Madison County, Iowa:

**SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A**

Parcel Number: 200030346020000

Property Address: 1917 105th St Earlham, IA 50072

AND the Grantors hereby covenant with said Grantees that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, hereby warrant the title to said land and will defend the same against the lawful claims of all person whomsoever.

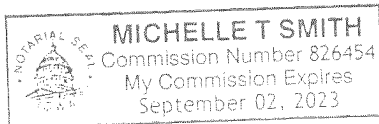
IN WITNESS THEREOF, first parties have hereunto set their hands and seals the day and year first written above.

Katrina A. Blatnick-Gagne  
KATRINA A. BLATNICK-GAGNE

Bradley L. Gagne  
BRADLEY L. GAGNE

STATE OF Iowa  
COUNTY OF Madison

On this 21 day of June, 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared KATRINA A. BLATNICK-GAGNE and BRADLEY L. GAGNE, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.



Michelle T. Smith  
Notary Public

Michelle T. Smith  
Printed Name

My Commission Expires: 09/02/2023

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents, no boundary survey was made at the time of this conveyance.

## **EXHIBIT A**

The following described real estate in Madison County, Iowa:

A tract of land located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Three (3), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th. P.M., Madison county, Iowa, more particularly described as follows, to wit: Commencing at the West Quarter Corner of said Section Three (3), thence North 90°00'00"East 945.00 feet along the Quarter Section line to the point of beginning, thence continuing North 90°00'00"East 268.20 feet, thence North 00°30'57" West 248.99 feet, thence North 15°22'27" West 199.54 feet, thence North 90°00'00" West 204.93 feet, thence South 01°03'18" West 441.45 feet to the pint of beginning, containing 2.543 acres.