



Document 2021 2804

Book 2021 Page 2804 Type 03 001 Pages 2
 Date 7/08/2021 Time 7:59:32AM
 Rec Amt \$12.00 Aud Amt \$5.00
 Rev Transfer Tax \$1,589.60
 Rev Stamp# 323
 LISA SMITH, COUNTY RECORDER
 MADISON COUNTY IOWA

INDX
 ANNO
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 CHEK

Return To: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, Iowa 50273-0067
Taxpayer: City of West Des Moines, Iowa, c/o West Des Moines City Hall, 4200 Mills Civic Pkwy., West Des Moines, IA 50265
Preparer: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, Iowa 50273-0067, Phone: (515) 462-4912



WARRANTY DEED

For the consideration of \$994,000.00 Dollar(s) and other valuable consideration, Garnetta M. Boughton, a Single Person, does hereby Convey to the City of West Des Moines, Iowa, the following described real estate in Madison County, Iowa:

A one-half interest in and to:

The Northwest Fractional Quarter (1/4) of Section Four (4), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; (Including Parcel "B" located in the Northwest Quarter (1/4) of the Fractional Northwest Quarter (1/4) of said Section Four (4), containing 13.64 acres); EXCEPT Parcel "C" located in the Northwest Quarter (1/4) of the Fractional Northwest Quarter (1/4) of said Section Four (4), containing 3.17 acres; AND EXCEPT Parcel "D" located in the Southwest Quarter (1/4) of the Northwest Fractional Quarter (1/4) of said Section Four (4), containing 7.16 acres; ALL parcels as shown in Plat of Survey filed in Book 2005, Page 1824 on April 26, 2005, in the Office of the Recorder of Madison County, Iowa.

This Deed is in fulfillment of the Real Estate Contract - Installments filed for record with the Madison County Recorder's Office on December 13, 2016 in Book 2016 at Page 3808.

Grantor does Hereby Covenant with grantee, and successors in interest, that grantor holds 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 grantor Covenants 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

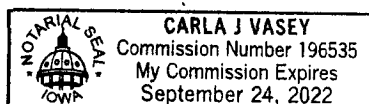
singular or plural number, and as masculine or feminine gender, according to the context.

Dated: July 7, 2021.

Garnetta M. Boughton
Garnetta M. Boughton

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on July 7, 2021, by Garnetta M. Boughton.



Carla J Vasey
Signature of Notary Public