



Document 2021 3173

Book 2021 Page 3173 Type 03 001 Pages 2
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Rec Amt \$12.00 Aud Amt \$5.00 INDX
Rev Transfer Tax \$559.20 ANNO
Rev Stamp# 377 DOV# 371 SCAN
LISA SMITH, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

\$350,000

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
515-462-3731

²/₄ **Taxpayer Information:** Robert Allen Morrison Brown, 224 N. 8th Street, Winterset, IA 50273

Return Document To: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, Iowa 50273

Grantors: Francis N. Sadler

Grantees: Robert Allen Morrison Brown

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Three Hundred Fifty Thousand Dollar(s) and other valuable consideration, Francis N. Sadler, Single, does hereby Convey to Robert Allen Morrison Brown, the following described real estate in Madison County, Iowa:

That part of Parcel "B" located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section One (1), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 29.18 acres, as shown in Plat of Survey filed in Book 2, Page 671 on April 17, 1996 in the Office of the Recorder of Madison County, Iowa, including Parcel "D", as shown in Plat of Survey filed in Book 2, Page 673 on April 26, 1996, 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: 7/21/21.

Francis N. Sadler
Francis N. Sadler, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on July 21, 2021 by Francis N. Sadler.

Larry Corkrean
Signature of Notary Public

