

BK: 2021 PG: 3274
Recorded: 8/5/2021 at 3:10:40.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$23.27
Combined Fee: \$40.27
Revenue Tax: \$1,069.60
LISA SMITH RECORDER
Madison County, Iowa

Return to: Randal Pike, Critelli Law Firm, PC, 2924 104th Street, Urbandale, IA 50322
Preparer Info: Randal Pike, Critelli Law Firm, PC, 2924 104th Street, Urbandale, IA 50322, (515) 255-8750
Address Tax Statement: Kathryn Arlene Place, 10394 NW 114th ST., Granger Iowa 50109

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, Orville Lloyd Chapins and Shawn Anne Chapins, a married couple, do hereby Convey to Kathryn Arlene Place all our right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

The Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; AND Parcel "D" located in the Southeast Quarter (1/4) of the Northwest Quarter (1/4) and in the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Twenty-five (25), containing 30.438 acres, as shown in Plat of Survey filed in Book 2003, Page 7152 on December 3, 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: 08 / 05 / 2021

Orville Lloyd Chapins

Orville Lloyd Chapins, Grantor

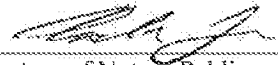
Shawn Anne Chapins

Shawn Anne Chapins, Grantor

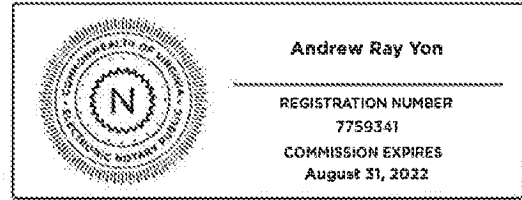
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STATE OF ~~XXXX~~ VIRGINIA
COUNTY OF HANOVER

This record was acknowledged before me on this 5th day of August, 2021, by Orville Lloyd Chapins and Shawn Anne Chapins.


Signature of Notary Public

My commission expires: 08/31/2022



Notarized by USA Notary using online audio / video communication
Executed in Hanover County, VA