



Document 2021 3386

Book 2021 Page 3386 Type 03 001 Pages 2  
Date 8/13/2021 Time 9:54:39AM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$405.60  
Rev Stamp# 410 DOV# 403  
LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX  
ANNO  
SCAN  
CHEK

\$254,000<sup>00</sup>

This instrument prepared by:  
ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 – 73<sup>rd</sup> Street, Urbandale, Iowa 50322 Phone # (515) 259-9327

Return document to and mail tax statements to:  
COURTNEY MOHR AND CHRISTIAN MOHR, 2942 Pleasantview Trail, Peru, Iowa 50222 File #ISS (spo)

# WARRANTY DEED

112678  
P215918

Legal: **A tract of land located in the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of Section Ten (10), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing at the Southwest corner of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of said Section Ten (10), and running thence North 734 feet, thence East 602 feet to the right of way of the Chicago Great Western Railway Company, thence Southwesterly along said right of way to a point 233 feet East of the point of beginning, thence West 233 feet to the point of beginning**

Address: 2942 Pleasantview Trail, Peru, Iowa 50222

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Lacey Nicole Howard, a single person**, does hereby convey the above-described real estate to **Courtney Mohr and Christian Mohr, a married couple**, as Joint Tenants with full rights of survivorship and not as Tenants in Common.

### SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantees, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has 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.

