



Document 2021 3475

Book 2021 Page 3475 Type 03 001 Pages 2
Date 8/18/2021 Time 1:49:25PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$267.20
Rev Stamp# 423 DOV# 416
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

\$1107,500⁰⁰

This instrument prepared by:
ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 - 73rd Street, Urbandale, Iowa 50322 Phone # (515) 633-8870

Return document to and mail tax statements to:
REBECCA SCHNEIDER & DIANE & GERALD SAUNDERS, 475 - 4th Street NW, Earlham, Iowa 50072 File # RESC / SAM (eck)

Gm112692

WARRANTY DEED

Legal: **A tract of land located in the Northeast Quarter (NW ¼) of the Southeast Quarter (SW ¼) of Section 1 in Township 77 North, Range 29, West of the 5th P.M., Madison County, Iowa, and more particularly described as follows, to-wit: Commencing 469.2 feet South and 489.08 feet West of the Northeast corner of the Southeast Quarter (SE ¼) of said Section One 1, thence West 67 feet, thence South 1 chain and 90 links, thence East 67 feet, thence North 1 chain and 90 links to the point of beginning**

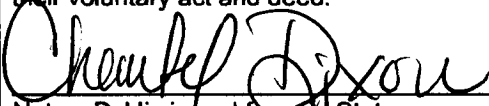

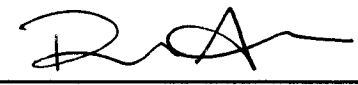
Address: 475 - 4th Street NW, Earlham, Iowa 50072

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Austin Adams and Reilly Adams, formerly known as, Reilly Baker, a married couple**, do hereby convey the above-described real estate to **Rebecca Schneider, a single person, and Diane Saunders and Gerald Saunders, 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

Grantors do hereby covenant with Grantees, and successors in interest, that said 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 relinquish 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.

<p>STATE OF <u>Iowa</u>) COUNTY OF <u>Madison</u>) SS:</p> <p>On this <u>10</u> day of <u>August</u>, 2021, before me the undersigned, a Notary Public in and for said State, personally appeared Austin Adams and Reilly Adams, formerly known as, Reilly Baker, a married couple, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that those persons executed the same as their voluntary act and deed.</p> <p> Notary Public in and for said State</p>	<p>Dated: <u>August 10</u>, 2021</p> <p> Austin Adams</p> <p> Reilly Adams, formerly known as, Reilly Baker</p>
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