

BK: 2021 PG: 3572
Recorded: 8/25/2021 at 10:45:09.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

Commitment Number: 28348651
Seller's Loan Number: 20321756123

This instrument prepared by:

Jay A. Rosenberg, Attorney at Law, (Iowa Bar Number AT0012626) 9078 Union Centre Blvd.,
Suite 350, West Chester, Ohio 45069 (513) 247-9605 Fax: (866) 611-0170.

Address Tax Statement To:

**James W. Clark married to Christina Clark and Christina Clark married to James W.
Clark**
1875 SUMMERHILL TRL., WINTERSET, IA 50273

After Recording Return To:

ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
450081882015000

GENERAL WARRANTY DEED

Exempt: Section 428A.2(11) Deeds between husband and wife, or parent and child, without actual consideration. A cancellation of indebtedness alone which is secured by the property being transferred and which is not greater than the fair market value of the property being transferred is not actual consideration within the meaning of this subsection.

James W. Clark, grantor, a married man, whose mailing address is **1875 SUMMERHILL TRL., WINTERSET, IA 50273**, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grants, with general warranty covenants to **James W. Clark and Christina Clark, husband and wife**, as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **1875 SUMMERHILL TRL., WINTERSET, IA 50273**, the following real property:

Parcel "A", located in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Eighteen (18), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 10.001 acres, as shown in Plat of Survey filed in Book 2003, Page 4789 on August 13, 2003, in the Office of the Recorder of Madison County, Iowa,

Except Parcel "C", located therein, containing 5.87 acres, more or less, as shown in Plat of Survey filed in Book 2016, Page 1488 on May 31, 2016, in the Office of the Recorder of Madison County, Iowa.

Property Address is: 1875 SUMMERHILL TRL., WINTERSET, IA 50273

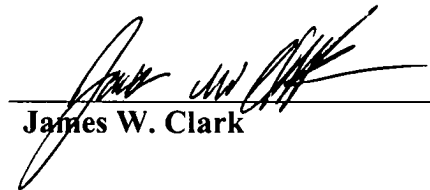
Prior instrument reference: **Official Records Book 2016 , Page 2561**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

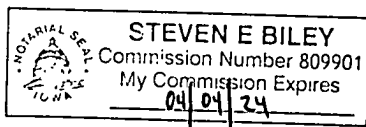
Executed by the undersigned on 5-24, 2021:

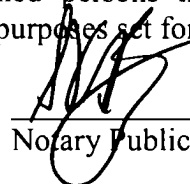


James W. Clark

STATE OF Iowa
COUNTY OF Madison

The foregoing instrument was acknowledged before me on May 24, 2021 by **James W. Clark** who are personally known to me or have produced Iowa License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.


STEVEN E BILEY
Commission Number 809901
My Commission Expires
04/04/24



Notary Public