



Document 2021 3622

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Date 8/30/2021 Time 7:59:54AM

Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$1,152.80 ANNO

Rev Stamp# 444 DOV# 438 SCAN

LISA SMITH, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

\$721,000

This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309
Phone No.: 515-453-4714

✓ Mail tax statements and return document to:

Gary Lawrance and Connie Lawrance, 3311 200th Ln, Prole, IA 50229

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Stephen Ray Weisenbach and Kerry Fletcher, a married couple**, do hereby convey unto **Gary Lawrance and Connie Lawrance, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

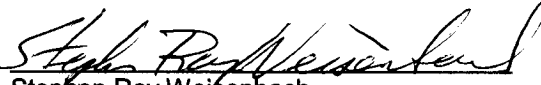
The Fractional Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-four (24), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "K" located therein, containing 20.72 acres, more or less, as shown in Plat of Survey filed in Book 2016, Page 3232 on October 28, 2016 in the Office of the Recorder of Madison County, Iowa.

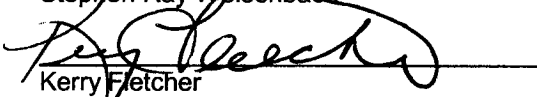
Order No.: 808-17701/SH

SUBJECT TO ANY 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 the Grantors 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.

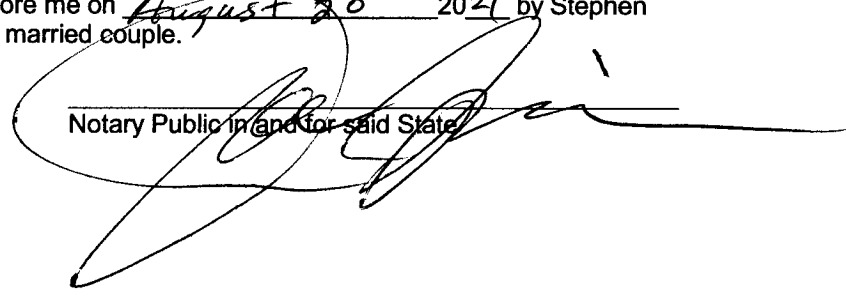

Stephen Ray Weisenbach


Kerry Fletcher

STATE OF Iowa)
COUNTY OF Waverly)

SS:

This instrument was acknowledged before me on August 20 2021 by Stephen Ray Weisenbach and Kerry Fletcher, a married couple.


Notary Public in and for said State

