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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
515-462-3731

Taxpayer Information: Rodney D. Parker, 7301 30th Avenue, Norwalk, IA 50211

✓ **Return Document To:** Rodney D. Parker, 7301 30th Avenue, Norwalk, IA 50211

Grantors: Carol Parker

Grantees: Rodney D. Parker

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Carol Parker, Single, does hereby Convey to Rodney D. Parker, the following described real estate in Madison County, Iowa:

This deed is exempt according to Iowa Code 428A.2(21).

The South One-fourth ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Sixteen (16), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, AND The South Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) and the West Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) and the South Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) and the following described tract of land, to-wit: Commencing 68 rods South of the Southeast corner of the Northwest Quarter ($\frac{1}{4}$) of Section Nine (9) and running thence South 12 rods, thence East 60 rods, thence North 24 rods, thence in a Southwesterly direction in a straight line to the place of beginning, all in Section Nine (9); and the Northeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) and the North Three-fourths ($\frac{3}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) and the Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) and the North One (1) Acre of the Northeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) and all that part of the West Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) lying North of the main channel of North River, of Section Sixteen (16); all in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.
AND

Lot Seven (7) of the Subdivision of the Southeast Quarter ($\frac{1}{4}$) of Section Nine (9), Township Seventy-six (76) North, Range Twenty-eight (28) West of the Fifth Principal Meridian, Madison County, Iowa, AND all that part of Lot One (1) of the subdivision of the Southeast Quarter of Section Nine (9), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, lying South of Green Valley Trail.

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: 8/27/21.

Carol Parker
Carol Parker, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on August 27, 2021 by
Carol Parker.

Kristina Brockmeyer
Signature of Notary Public

