



Document 2021 3674

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Date 8/31/2021 Time 2:07:49PM

Rec Amt \$12.00 Aud Amt \$10.00 INDX

Rev Transfer Tax \$314.40 ANNO

Rev Stamp# 455 DOV# 449 SCAN

LISA SMITH, COUNTY RECORDER CHEK

MADISON COUNTY IOWA

\$197,000

3 x 2

**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: Francisco Guerrero Cardenas, 3100 220th Street, St. Charles, IA 50240

Return Document To: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, Iowa 50273

Grantors: Heather Eaton n/k/a Heather Fluckey and Casey Fluckey

Grantees: Francisco Guerrero Cardenas

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Hundred Ninety-seven Thousand Dollar(s) and other valuable consideration, Heather Eaton, n/k/a Heather Fluckey and Casey Fluckey, wife and husband, do hereby Convey to Francisco Guerrero Cardenas, the following described real estate in Madison County, Iowa:

Parcel "A" located in the Northwest Fractional Quarter of the Northwest Quarter of Section Three (3), and in the Northeast Fractional Quarter of the Northeast Quarter of Section Four (4), all in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th Principal Meridian, Madison County, Iowa, containing 5.000 acres, as shown in Plat of Survey filed in Book 2, Page 528 on December 14, 1994, in the Office of the Recorder of Madison County, Iowa.



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

[Signature]
Heather Eaton, n/k/a Heather Fluckey, Grantor

[Signature]
Casey Fluckey, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 8/27/21 by Heather Eaton, n/k/a Heather Fluckey and Casey Fluckey.



[Signature]
Signature of Notary Public