



Document 2021 3686

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Date 9/01/2021 Time 11:36:05AM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$135.20

ANNO

Rev Stamp# 458 DOV# 452

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$85,000



WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 101

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, IA 50072 (515) 758-2267

Taxpayer Information: (Name and complete address)

Tessa I. Sprague
230 N.E. Maple Avenue
Earlham, Iowa 50072

✓ **Return Document To:** (Name and complete address)

Tessa I. Sprague
230 N.E. Maple Avenue
Earlham, Iowa 50072

Grantors:

Rodney J. Clark
Susan R. Clark

Grantees:

Tessa I. Sprague

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of \$85,000.00 and no/100ths----- Dollar(s) and other valuable consideration, RODNEY J. CLARK and SUSAN CLARK, husband and wife, do hereby Convey to

TESSA I. SPRAGUE, a single person, the following described real estate in Madison County, Iowa:

Lots 9 and 10 in Nicholson's Addition to the Town of Earlham, 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 on June 17, 2021

[Signature of Rodney J. Clark]
Rodney J. Clark (Grantor)

(Grantor)

[Signature of Susan R. Clark]
Susan R. Clark (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on June 17, 2021, by Rodney J. Clark and Susan R. Clark

[Signature of Notary Public]
Signature of Notary Public

