

CONSIDERATION \$60,000

BK: 2021 PG: 3718
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Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$95.20
LISA SMITH RECORDER
Madison County, Iowa

Preparer: Danielle Guisinger, 2202 Woodlands Pkway, Clive, IA 50325 (515) 3710117

Taxpayer Information and Return To:
Taylor Boesen, 2646 100th Street, Urbandale, IA 50322

105643

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, Diane Lynch DeCombhs, f/k/a Diane C. Lynch and Serge Alain DeCombhs, a married couple, do hereby Convey to Taylor Boesen, in the following described real estate:

Lot Two (2) of North River View Subdivision, located in the East Half (½) of the Northwest Quarter (¼) of the Northwest Quarter (¼) of Section Eleven (11), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa

Subject to all covenants, restrictions and easements of record.

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.

