



Document 2021 3748

Book 2021 Page 3748 Type 03 001 Pages 2  
Date 9/07/2021 Time 11:04:06AM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$79.20  
Rev Stamp# 468 DOV# 462  
LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX  
ANNO  
SCAN  
CHEK

\$50,000

**WARRANTY DEED  
Recorder's Cover Sheet**

**Preparer Information:** Todd G Nielsen, 211 N Maple Street, Creston, IA 50801, Phone: (641) 782-7007

**Taxpayer Information:** Derick Willett and Brenda Willett, 2000 Tulip Ave, Thayer, IA 50254

✓ **Return Document To:** Derick Willett and Brenda Willett, 2000 Tulip Ave, Thayer, IA 50254

**Grantors:** JOHN R. CLAYTON

**Grantees:** DERICK WILLETT AND BRENDA WILLETT

**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, JOHN R. CLAYTON, a single person, does hereby Convey to DERICK WILLETT AND BRENDA WILLETT, husband and wife as Joint Tenants with Full Rights of Survivorship and not as Tenants in Common, the following described real estate in Madison County, Iowa:

A tract of land in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-nine (29), in Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Southeast corner of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-nine (29), in Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence along the South line of said Southeast Quarter (1/4) of the Southeast Quarter (1/4), North 90°00'00" West 533.66 feet to the point of beginning, thence continuing along said South line, North 90°00'00" West 554.70 feet, thence North 00°10'42" West 305.33 feet, thence South 89°48'19" East 554.71 feet, thence South 00°10'42" East 303.44 feet to the point of beginning, said tract of land contains 3.876 Acres including 0.421 Acres of County Road Right of Way.

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.

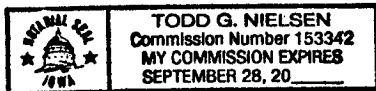
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: Sept. 4 - 2021

[Signature]
JOHN R. CLAYTON, Grantor

STATE OF IOWA, COUNTY OF Union

This record was acknowledged before me on 9/3/2021 by JOHN R. CLAYTON, single.



[Signature]
Signature of Notary Public