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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

**WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet**

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

Taxpayer Information: Michael R. Boyd and Heidi I. Boyd, 2967 Hickory Ridge Road, St.
Charles, IA 50240

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

Grantors: Dennis E. Boyd and Cynthia M. Boyd

Grantees: Michael R. Boyd and Heidi I. Boyd

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration, Dennis E. Boyd and Cynthia M. Boyd, husband and wife, do hereby Convey to Michael R. Boyd and Heidi I. Boyd, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

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

Parcel "H" of the West Half of the South~~west~~^{east} Quarter of the Northeast Quarter of Section 17, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed May 12, 2021, in Book 2021, Page 1948 of the Recorder's Office 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.

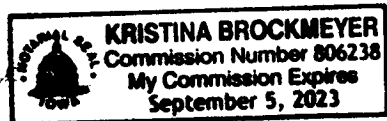
Dated: 9-3-21

Dennis Boyd
Dennis Boyd, Grantor

Cynthia M. Boyd
Cynthia M. Boyd, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on September 3, 2021 by Dennis E. Boyd and Cynthia M. Boyd.



Kristina Brockmeyer
Signature of Notary Public