

BK: 2021 PG: 3904
Recorded: 9/17/2021 at 9:47:39.0 AM
Pages 3
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
Revenue Tax: \$487.20
LISA SMITH RECORDER
Madison County, Iowa

WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
Recorder's Cover Sheet

Preparer Information: James S Dougherty, 801 North Ave., PO Box 278, Norwalk, IA 50211,
Phone: 5159815401

Taxpayer Information: Eric Michael Taylor and Dawn Renee Morelli-Taylor

Return Document To: James S Dougherty, 801 North Ave., PO Box 278, Norwalk, Iowa
50211

Grantors: Terra Tender, Inc., PO Box 305, Norwalk, Iowa 50211

Grantees: Eric Michael Taylor and Dawn Renee Morelli-Taylor

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of One Dollar(s) and other valuable consideration, Terra Tender, Inc., a corporation organized and existing under the laws of Iowa, does hereby Convey to Eric Michael Taylor and Dawn Renee Morelli-Taylor, as 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:

SEE ATTACHED LEGAL DESCRIPTION (EXHIBIT A)

This property shall be subject to the terms and conditions, including assessments, of all covenants of record for Lakeshore Estates Plat No. 1 including the Declaration of Covenants Conditions and Restrictions for Lakeshore Estates Plat No. 1 filed August 28, 2008 in Book 2008 at Page 2636 in the Madison County Records Office.

The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

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

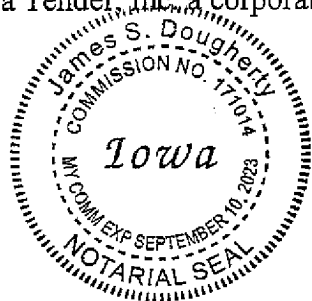
Dated: September 2, 2021.

Terra Tender, Inc., an Iowa corporation

By Larry L. Hughes
Larry L. Hughes, President

STATE OF IOWA, COUNTY OF WARREN

This record was acknowledged before me on September 2, 2021, by Larry L. Hughes, as President, of Terra Tender, Inc. a corporation.



[Signature]
Signature of Notary Public

EXHIBIT A

Parcel "N" filed August 10, 2021 in Book 2021 Page 3341, Madison County, Iowa, also described as follows:

All that part of the Southwest Quarter (SW¹/₄) of the Northwest Quarter (NW¹/₄) of Section 15 and the Southeast Quarter (SE¹/₄) of the Northeast Quarter (NE¹/₄) of Section 16, both in Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Beginning at the Southeast corner of the SE¹/₄ of the NE¹/₄ of said Section 16, also being the Southwest corner of the SW¹/₄ of the NW¹/₄ of said Section 15, thence South 84°00'45" West, along the South line of said SE¹/₄ of the NE¹/₄, a distance of 638.42 feet; thence North 19°27'01" East, a distance of 842.02 feet to the Southwest corner of Lot 12 of Lakeshore Estates Plat 1, an Official Plat, now included in and forming a part of Madison County, Iowa; thence South 70°17'23" East, along the Southerly line of said Lot 12, a distance of 421.60 feet; thence North 23°35'54" East, a distance of 168.01 feet, to the Southwest corner of Parcel "L" as filed in Book 2020 Page 3578 of the records of the Madison County Recorder's Office, thence South 63°34'58" East, along the Southerly line of said Parcel "L", a distance of 1,195.49 feet; thence South 18°25'32" East, a distance of 84.49 feet, to the South line of the SW¹/₄ of the NW¹/₄ of said Section 15; thence South 83°59'18" West, along said South line of the SW¹/₄ of the NW¹/₄, a distance of 1,213.64 feet to the Point of Beginning, and containing 19.59 acres of land, more or less.