



Document 2021 4046

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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$261.60

Rev Stamp# 501 DOV# 494

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

#164,000

VCJ

✓

Preparer: Taylor R. Francis, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801 (115872)

Return To: Lucus David Greenslade, 202 North Cherry Street, SAINT CHARLES, IA 50240

Taxpayer Information: Lucus David Greenslade, 202 North Cherry Street, SAINT CHARLES, IA 50240

1/2

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Chad W. Hill and Casey D. Hill, a married couple**, Convey(s) to **Lucus David Greenslade, a single person**, the following described real estate:

A tract of land commencing at a point 334 feet North of the intersection of the North line of Main Street with the West line of Cherry Street in the Town of St. Charles, Madison County, Iowa, and running thence West 107 feet, thence North 80 feet, thence East 107 feet, thence South 80 feet to the point of beginning, being a part of the West 10 acres of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-three (23) in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa



Subject to all covenants, restrictions and easements of record.

The grantor(s) hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor 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 grantor covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated. If a spouse who is not a titleholder executes this deed, that spouse does not join in the warranties stated above, but executes solely for purposes of releasing rights of dower, homestead, and distributive share.

Each of the undersigned releases all rights of dower, homestead and distributive share in and to the real estate described above.

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: 9/27/21

[Signature]
Chad W. Hill

[Signature]
Casey D. Hill

STATE OF Iowa, COUNTY OF Polk) ss:

This record was acknowledged before me on September 27 20 21 by Chad W. Hill and Casey D. Hill, a married couple.

[Signature]
Notary Public in and for said State

