

Preparer: LeAnne K Krell, P.O Box 57056, Des Moines, IA 50317 (515) 967-5103  
Return to: LeAnne K Krell, P.O Box 57056, Des Moines, IA 50317 (515) 967-5103  
Taxpayer Information: Richard Shelley & Emily L. Shelley 2490 Wildrose Ct, Saint Charles, IA 50240

### WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Tammy Christensen, a single person,** does hereby Convey to **Richard Shelley & Emily L. Shelley, as joint tenants with full rights of survivorship and not as tenants in common,** the following described real estate in **Madison County, Iowa:**


**Lot Six (6) of Cunningham Rural Estates Sub-District, Madison County, Iowa, located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Fourteen (14) and in the Northwest Quarter (1/4) of the Northwest 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.

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.

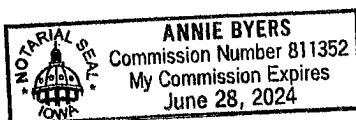
Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.


Dated: 9/24/21

  
\_\_\_\_\_  
Tammy Christensen

STATE OF Iowa COUNTY OF Polk

This record was acknowledged before me on 24 day of September, 2021 by **Tammy Christensen, a single person.**



  
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Notary Public in and for said State