



Document 2021 4307

Book 2021 Page 4307 Type 03 001 Pages 3

Date 10/15/2021 Time 2:06:23PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$127.20

Rev Stamp# 537 DOV# 530

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

80,000

**WARRANTY DEED
Recorder's Cover Sheet**

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

Taxpayer Information: Tyson McDonald, 2582 Carver Road, Winterset, IA 50273

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

Grantors: Jamie M. McDonald

Grantees: Tyson McDonald

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Eighty Thousand Dollar(s) and other valuable consideration, Jamie M. McDonald, single individual, does hereby Convey to Tyson McDonald, the following described real estate in Madison County, Iowa:

Parcel "A" located in the West Half (W $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty-two (22), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 3.84 acres, as shown in Plat of Survey filed in Book 2013, Page 499 on February 15, 2013, in the Office of the Recorder of Madison County, Iowa;

AND,



A tract of land located in the West Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Twenty-two (22), more particularly described as follows, to-wit: Commencing at a point 102 feet South of the Southwest corner of the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of said Section Twenty-two (22), in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence East 312 feet; thence North 419 feet; thence West 312 feet; thence South 419 feet to the point of beginning, and containing 3 acres, more or less, including the present roadway,

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.

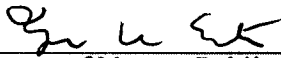
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 10/15/2021.

Jamie M. McDonald
Jamie M. McDonald, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 10-15-2021 by
Jamie M. McDonald.



Signature of Notary Public

