

BK: 2021 PG: 4434
Recorded: 10/25/2021 at 11:01:25.0 AM
Pages 3
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:

Brian D. Jones, 94 Main Ave. North, Britt, IA 50423, Phone: 641-843-4451

Taxpayer Information:

Virginia R. McClelland, 340 N. McKinley, Truro, IA 50257

Return Document To:

Brian D. Jones, 94 Main Ave. North, Britt, IA 50423

Grantors:

Robert J. McClelland and Virginia R. McClelland

Grantees:

Virginia R. McClelland

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of love and affection, Virginia R. McClelland, in her capacity as Attorney-in-fact for Robert J. McClelland; and Virginia R. McClelland, husband and wife. do hereby convey to Virginia R. McClelland, spouse of Robert J. McClelland, the following described real estate in Madison County, Iowa:

See Exhibit A attached hereto.

Subject to easements and restrictions of record.

This deed is exempt according to Iowa Code 428A.2(11).

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: October 14, 2021.

Virginia R. McClelland, in her capacity as

Grantor

Virginia R McClelland
Virginia R. McClelland, Grantor

COUNTY OF Madison) ss:

This record was acknowledged before me on October 14th, 2021 by Virginia R. McClelland, individually and Virginia R. McClelland, in her capacity as Attorney-in-fact for her husband, Robert J. McClelland.



Melissa Lin Young
Signature of Notary Public

EXHIBIT A
WARRANTY DEED

Lot Three (3) and the North 31 Feet of Lot Four (4) of H & K Subdivision to Truro, Madison County, Iowa, and a parcel of land described as commencing at the Northeast Corner of the Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Sixteen (16), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; thence South $86^{\circ}28'$ West along the North line of said Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) 283.00 feet; thence South $0^{\circ}00'$ 80.00 feet; thence South $0^{\circ}12'$ West 113.00 feet to the point of beginning; thence North $86^{\circ}28'$ East 33.10 feet; thence South $0^{\circ}00'$ 49.00 feet; thence North $86^{\circ}28'$ East 15.40 feet; thence South $2^{\circ}39'$ East 74.80 feet; thence South $86^{\circ}28'$ West 52.40 feet to the East line of H & K Subdivision of Truro, Iowa; thence North $0^{\circ}12'$ East 124.00 feet to the point of beginning and containing 0.0869 acres.