



Document 2021 4532

Book 2021 Page 4532 Type 03 001 Pages 2

Date 11/01/2021 Time 12:20:59PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$223.20

Rev Stamp# 565 DOV# 558

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

\$140,000^w

Preparer: Jason R. Sandegren, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (WTM116635-MDK)

Return To: Barbara Russell, 505 NW 4th St., Earlham, IA 50072

Taxpayer Information: Barbara Russell, 505 NW 4th St., Earlham, IA 50072

P21767

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, Jason Mason a/k/a Jason Dwight Mason, a single person, do hereby Convey to Barbara Russell and Roger Russell, a married couple, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

See Attached Legal Description

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

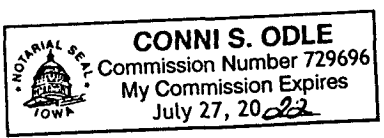
Dated: 10-27-21

Jason Mason
Jason Mason

STATE OF Iowa)
COUNTY OF Polk) ss:

This record was acknowledged before me on October 27, 2021, by Jason Mason a/k/a Jason Dwight Mason, a single person.

Conni S. Odle
Notary Public in and for said State



LEGAL DESCRIPTION

An irregular shaped tract of land that is located in the Southeast Quarter ($\frac{1}{4}$) of Section One (1), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Earlham, Madison County, Iowa, all of which is more accurately described as follows: Commencing at the East $\frac{1}{4}$ corner of said Section One (1), thence South, along the East line of the Southeast Quarter ($\frac{1}{4}$) of said Section One (1), 470.6 feet, to a point that is on the Easterly Extension of the Southerly line of Eivins Addition Plat Two, Earlham, Madison County, Iowa, thence Westerly, along the Southerly line of said Eivins Addition Plat Two, 556.6 feet to the Point of Beginning, said point being 12.5 feet West of the Southeast Corner of Lot Sixteen (16), in said Eivins Addition Plat Two, thence continuing West, along the South line said Lot Sixteen (16), 67.0 feet, thence South 149.2 feet, to a point that is on the North Right-of-Way Line of Academy Avenue, as it is presently established, thence Easterly, along the North Right-of-Way line of said Academy Avenue, 67.0 feet, to a point that is 555.8 feet West of the East line of the Southeast Quarter ($\frac{1}{4}$) of said Section One (1), thence North 147.1 feet, to the Point of Beginning.