

This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309
Phone No.: 515-453-4642

Mail tax statements and return document to:

Darson Grantham and Sarah Grantham, 1728 Settlers Ave, Van Meter, IA 50261

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Jessica D. Cunningham and Gregory J.**

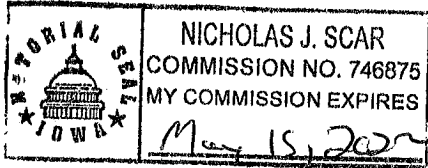
Cunningham, a married couple, do hereby convey unto **Darson Grantham and Sarah Grantham, a married couple**, as **Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

Parcel "A" located in the North Half (1/2) of the Northwest Fractional Quarter (1/4) of Section Seven (7), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 14.821 acres, as shown in Plat of Survey filed in Book 2021, Page 2310 on June 4, 2021, in the Office of the Recorder of Madison County, Iowa.

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

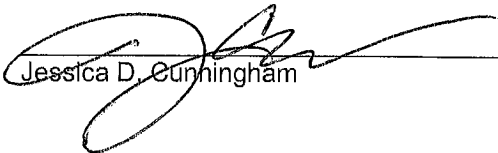
Grantors do hereby covenant with Grantees, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may 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.





Gregory J. Cunningham



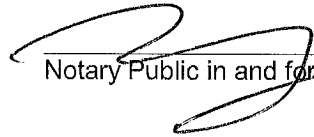
Jessica D. Cunningham

STATE OF Texas)

COUNTY OF Dallas)

SS:

This instrument was acknowledged before me on October 21 2021 by Jessica D. Cunningham and Gregory J. Cunningham, a married couple.



Notary Public in and for said State