

WARRANTY DEED
Joint Tenancy

Prepared by: Aaron M. Hubbard, Hubbard Law Firm, P.C., 2900 100th Street, Suite 209, Urbandale, IA 50322; Phone: (515) 222-1700

Send Tax Statements and return document to: Terrace LaRue Thomas Jr. and Amber Thomas, 370 NE Coyote Drive, Waukee, IA 50263

Grantor/Affiant: Erica A. Andersen a/k/a Erica A. Anderson and Jason M. Andersen a/k/a Jason M. Anderson

Grantee: Terrace LaRue Thomas Jr. and Amber Thomas

For the consideration of One Dollar(s) and other valuable consideration, **Erica A. Andersen a/k/a Erica A. Anderson and Jason M. Andersen a/k/a Jason M. Anderson, a married couple** do hereby Convey to **Terrace LaRue Thomas Jr. and Amber Thomas, a married couple** as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate:

Lots Four (4), and Four A (4A) of the Replat of Lots Three, Four, Eleven and Twelve of Plat No. 1 of the WOODLAND VALLEY ESTATES SUBDIVISION located in the South Half of the Northeast Quarter of Section Twenty and in the Southwest Quarter of the Northwest Quarter of Section Twenty-one, all in Township Seventy-seven North, Range Twenty six West of the 5th P.M., Madison County, Iowa, together with an undivided interest in all common areas as set forth in the Declaration of Association for Woodland Valley Estates Subdivision filed in Book 2004, Page 6107 of the Madison County Recorder's Office (and any supplements and amendments thereto).

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: 9-24-21.

Erica A. Andersen

Erica A. Andersen, Grantor

Jason M. Andersen

Jason M. Andersen, Grantor

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on 9-24-21, by Erica A. Andersen and Jason M. Andersen, a married couple.

[Signature]
Signature of Notary Public

