



Document 2021 4587

Book 2021 Page 4587 Type 03 001 Pages 2

Date 11/05/2021 Time 12:35:29PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX  
ANNO  
SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

✓ **Return To:** Grant Llewellyn, 102 N. Cherry, Saint Charles, IA 50240  
**Taxpayer:** Grant Llewellyn, 102 N. Cherry St., Saint Charles, IA 50240  
**Preparer:** Mason T. McCoy, 200 W. Jefferson St, PO Box 199, Osceola, IA 50213, Phone:  
641-342-2157



### WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Grant Llewellyn, does hereby Convey to Linda Beghtel, Debra Deuel and Ronald Llewellyn, the following described real estate in Madison County, Iowa:

Commencing at the intersection of the North line of Main Street in the Town of St. Charles, Madison County, Iowa, with the West line of Cherry Street in said Town, and running thence North 142 feet, thence West 107 feet, thence South 142 feet, thence East to the place of beginning and lying in the Southwest Quarter (¼) of the Northeast Quarter (¼) of the Northeast Quarter (¼) of Section Twenty-three (23), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

**Except Grantor, Grant Llewellyn, reserves a Life Estate into himself for the duration of his lifetime in and to the Real Estate being conveyed herein.**

**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.

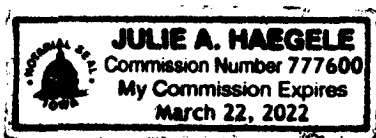
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 11/3/21.

Grant Llewellyn  
Grant Llewellyn, Grantor

STATE OF IOWA, COUNTY OF CLARKE

This record was acknowledged before me on 11/3/2021 by  
Grant Llewellyn, single.



Julie A. Haegele  
Signature of Notary Public