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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$120.80

Rev Stamp# 577

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

↪ **Return To:** Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, Iowa 50273-0067  
**Taxpayer:** Angela Haskell, 1942 Nature Trail, Winterset, IA 50273  
**Preparer:** Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, Iowa 50273-0067,  
 Phone: (515) 462-4912



### WARRANTY DEED

For the consideration of ----\$75,675.00---- and other valuable consideration, Timothy Mohs and Jacque Mohs, Husband and Wife, do hereby Convey to Angela Haskell, a/k/a Angelia Haskell, a/k/a Angela Kay Haskell, the following described real estate in Madison County, Iowa:

**Parcel "G" located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty (20), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 24.92 acres, more or less, as shown in Plat of Survey filed in Book 2018, Page 872 on March 22, 2018, in the Office of the Recorder of Madison County, Iowa.**

**This Deed is in fulfillment of the Real Estate Contract filed March 4, 2013 in the Madison County Recorder's Office in Book 2013 at Page 650; Corrected Real Estate Contract filed August 8, 2014 in the Madison County Recorder's Office in Book 2014 at Page 1963; and, Amended and Substituted Real Estate Contract filed June 1, 2018 in the Madison County Recorder's Office in Book 2018 at Page 1737.**

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.

Timothy Mohs  
Timothy Mohs

Jacque Mohs  
Jacque Mohs

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on October 14, 2021, by Timothy Mohs and Jacque Mohs.

Robert C Duff  
Signature of Notary Public

