

CONSIDERATION \$786,335.00

BK: 2021 PG: 4769

Recorded: 11/18/2021 at 1:49:05.0 PM

Pages 2

County Recording Fee: \$17.00

Iowa E-Filing Fee: \$3.00

Combined Fee: \$20.00

Revenue Tax: \$1,257.60

LISA SMITH RECORDER

Madison County, Iowa

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)453-4792

Mail tax statements and return to:

Gregory E Opseth and Heather M Opseth, 1262 Pitzer Rd, Earlham, IA 50072

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Highland Development, Inc, a corporation**, does hereby convey unto **Gregory E Opseth and Heather M Opseth, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

Lot One (1) of Scar Estates Subdivision, located in the North Half (1/2) of the Southwest Quarter (1/4) of Section Fifteen (15), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.

Order No.: 808-17324/MC

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantor hereby covenants with Grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 the Grantor covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

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.

Highland Development, Inc

Chad C. Lenz

CHAD C. LENZ
Printed Name

STATE OF Iowa)
COUNTY OF Dallas)

SS:

This instrument was acknowledged before me on November 12, 2021 by Chad Lenz as president of Highland Development, Inc.

Madylin Smith
Notary Public in and for said State

