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Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$927.20

Rev Stamp# 588 DOV# 580

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

⑤ 580.00

Preparer: LeAnne K Krell, P.O Box 57056, Des Moines, IA 50317 (515) 967-5103
Return to: Ashley A. Garlick and Matthew A. Garlick 1521 235th Trail, WINTERSET, IA 50273
Taxpayer Information: Ashley A. Garlick and Matthew A. Garlick 1521 235th Trail, WINTERSET, IA 50273

F1017835

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WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **David F. Avery and Coreen D. Avery, husband and wife**, do hereby Convey to **Ashley A. Garlick and Matthew A. Garlick, a married couple, as joint tenants with full rights of survivorship and not as tenants in common**, the following described real estate in **Madison County, Iowa**:

Parcel "A" located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section One (1), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 11.775 acres, as shown in Plat of Survey filed in Book 2004, Page 1668 on April 16, 2004, in the Office of the Recorder of Madison County, Iowa; AND Parcel "B" located in the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section One (1), containing 1.70 acres, as shown in Plat of Survey filed in Book 2016, Page 579 on March 9, 2016 in the Office of the Recorder of Madison County, Iowa.

Subject to all covenants, restrictions and easements of record.



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 acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 11-18-21

David F. Avery

Coreen D. Avery

STATE OF Iowa COUNTY OF Dallas

This record was acknowledged before me on 18th day of November, 2021 by **David F. Avery and Coreen D. Avery, husband and wife.**

Notary Public in and for said State

