CONSIDERATION \$650,000

BK: 2021 PG: 485

Recorded: 2/5/2021 at 4:04:13.0 PM

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County Recording Fee: \$17.00

Iowa E-Filing Fee: \$3.00 Combined Fee: \$20.00 Revenue Tax: \$1,039.20 LISA SMITH RECORDER Madison County, Iowa

Preparer: Danielle Guisinger, 2202 Woodlands Pkway, Clive, IA 50325 (515) 3710117

Taxpayer Information and Return To:

Sarah Gray Brown, 1489 Hogback Bridge Road, Earlham, IA 50072

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, Bradley A. Mabry and Chyla Mabry, a married couple, do hereby Convey to Sarah A. Gray Brown and Jarred J. Brown, a married couple, and Jeffrey R. Brown, a single person, as joint tenants with full rights of survivorship and not as tenants in common, in the following described real estate:

Parcel "B" located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-seven (27), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 15.00 acres, as shown in Plat of Survey filed in Book 2003, Page 2770 on May 13, 2003 in the Office of the Recorder in Madison County, Iowa; AND Parcel "E" located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twentyseven (27), containing 0.920 acres, as shown in Plat of Survey filed in Book 2013, Page 1332 on May 9, 2013, 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 acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: January 21st 2021

Bradley A Mabry

Chyla Mabry

STATE OF Jowa

COUNTY OF POLK) ss:

This record was acknowledged before me on January 2 by Bradley A. Mabry and Chyla Mabry, a married couple

Notary Public in and for said State

CARESSA TOLBERT
Commission Number 764695
My Commission Expires
September 20, 2022