



Document 2021 4923

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Date 12/02/2021 Time 3:25:03PM

Rec Amt \$22.00 Aud Amt \$10.00

Rev Transfer Tax \$679.20

Rev Stamp# 605 DOV# 596

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$105,000

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306

Tax Statement

✓ & Return to: Stephen Mohr and Laurel Mohr, 2954 Pleasantview Trl, Peru, IA 50222

WARRANTY DEED

CASH 118-87-MDK  
P218753

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Shirley M. Baker n/k/a Shirley Marie Givant, a single person,** (the "Grantor,,"), does hereby Convey to **Stephen Mohr and Laurel Mohr,** (the "Grantees,,"), as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

The Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of Section Eleven (11), excepting therefrom the following described tract of land, to-wit: Commencing at a point 43 rods East of the Northwest corner of said 40-acre tract, and running thence West 43 rods, thence South 9 rods, thence Northeast to the place of beginning, and also excepting the following described tract of land, to-wit: Commencing at a point 2 rods and 21 links South of the Northeast Corner of said Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of Section Eleven (11), and running thence South 72 rods and 12 links to the center of the Creek, thence North, 43° and 8' West, 35 rods and 1 link, thence North, 27° and 30' East, 31 rods and 14 links, thence North, 6° and 15' East, 17 rods and 11 links, thence North, 78° and 35' East, 7 rods and 19 links to the place of beginning; and also a tract of land described as follows: Commencing at the Southeast Corner of the Northeast Quarter (NE ¼) of Section Ten (10), and running thence North 48 5/6 rods, thence West 37 2/5 rods, thence South, 24 ½° West, 52 4/5 rods, thence East 58 3/5 rods to the place of beginning; all in Township Seventy-four (74) North, of Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

Subject to all covenants, restrictions and easements of record.

Grantor does hereby covenant with Grantees, and successors in interest, that Grantor holds the real estate by title in fee simple; that Grantor 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 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

Dated the 29 day of Nov, 2021.

Robert Baker / POA  
Shirley Marie Givant, by Robert Baker, Agent (Grantor)

STATE OF Iowa, COUNTY OF Madison

This record was acknowledged before me on Nov 29, 2021, by Shirley Marie Givant, by Robert Baker, Agent.



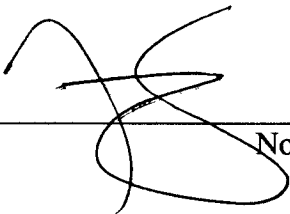
[Signature]  
Notary Public

Peggy Schipper - P.O.A.  
Shirley Marie Givant, by Peggy Schipper, Agent (Grantor)

STATE OF Iowa, COUNTY OF Madison

This record was acknowledged before me on Nov 29, 2021, by Shirley Marie Givant, by Peggy Schipper, Agent.



  
\_\_\_\_\_  
Notary Public

*Kathryn Roberts / POA*  
Shirley Marie Givant, by Kathryn Roberts, Agent (Grantor)  
*Kathryn - KR*

STATE OF Iowa, COUNTY OF Madison

This record was acknowledged before me on Nov 29, 2021, by Shirley Marie Givant, by ~~Kathryn Roberts~~, Agent.  
*Kathryn - KR*



*[Signature]*  
\_\_\_\_\_  
Notary Public