



Document 2021 5065

Book 2021 Page 5065 Type 03 001 Pages 2

Date 12/13/2021 Time 2:27:36PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$383.20

Rev Stamp# 620 DOV# 611

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

**\$240,000**

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 – 73<sup>rd</sup> Street, Urbandale, Iowa 50322

Phone # (515) 271-8966

✓ Return document to and mail tax statements to:

MICHAELA WHITNEY, 2441 Willow Bend Trail, St. Charles, Iowa 50240

File # RESC / ELC (rtb)

## WARRANTY DEED

Legal:      **The South Half of the Northwest Quarter of the Southeast Quarter of the Northwest Quarter (S ½ NW ¼ SE ¼ NW ¼) of Section 14, Township 75 North, Range 26, West of the 5<sup>th</sup> P.M., Madison County, Iowa, EXCEPT that part thereof described as commencing at the Southeast corner of said 5-acre tract and running thence West 188 feet to the center of public highway; thence following the center of said highway in a Northerly direction to a point on the North line of said tract, 241 feet West of the Northeast corner thereof; thence East to said Northeast corner; thence South to the point of beginning; AND EXCEPT Parcel “K” located therein, containing 0.17 acres, as shown in Plat of Survey filed in Book 2015, Page 1503 on June 1, 2015 in the Office of the Recorder of Madison County, Iowa**

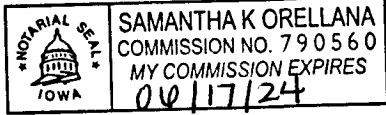
Address:      2441 Willow Bend Trail, St. Charles, Iowa 50240

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Colton M. Cowgill and Shelby Cowgill, a married couple**, do hereby convey the above-described real estate to **Michaela Whitney, a single person**.

**SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD**

Grantors do hereby covenant with Grantee, and successors in interest, that said 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 relinquish 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.

<p>STATE OF <u>Iowa</u> ) COUNTY OF <u>Dallas</u> ) SS:</p> <p>On this <u>7</u> day of <u>December</u>, 2021, before me the undersigned, a Notary Public in and for said State, personally appeared <b>Shelby Cowgill, spouse of Colton M. Cowgill</b>, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that that person executed the same as that person's voluntary act and deed.</p> <p><u>Samantha K Orellana</u> Notary Public in and for said State</p>	<p>Dated: <u>December 7th</u>, 2021</p> <p><u>Shelby Cowgill</u> Shelby Cowgill</p> <p></p>
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<p>STATE OF <u>Iowa</u> ) COUNTY OF <u>Dallas</u> ) SS:</p> <p>On this <u>7</u> day of <u>December</u>, 2021, before me the undersigned, a Notary Public in and for said State, personally appeared <b>Colton M. Cowgill, spouse of Shelby Cowgill</b>, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that that person executed the same as that person's voluntary act and deed.</p> <p><u>[Signature]</u> Notary Public in and for said State</p>	<p>Dated: <u>December 8th</u>, 2021</p> <p><u>Colton M Cowgill</u> Colton M. Cowgill</p>
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