

Document 2021 602

Book 2021 Page 602 Type 03 001 Pages 2 Date 2/12/2021 Time 3:11:11PM Rec Amt \$12.00 Aud Amt \$5.00 INDX Rev Transfer Tax \$666.40 **ANNO** Rev Stamp# 55 DOV# 61 **SCAN** CHEK

LISA SMITH, COUNTY RECORDER MADISON COUNTY IOWA

This instrument prepared by:

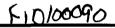
JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309

Phone No.: (515)453-4637

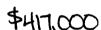


Mail tax statements and return document to:

Rodney Frees and Holli Frees, 2613 Homestead Ave, Winterset, IA 50273







WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, Chad Green and Amanda Green, a married couple, do hereby convey unto Rodney Frees and Holli Frees, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common, the following described real estate:



The South Half (1/2) of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-nine (29), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, lowa.

Order No.: 808-16082/BS

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors 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.

ARIAL OF	RACHEL ELLER Commission Number 819162
2	My Commission Expires
- OWY	July 30, 2022

Chad Green

STATE OF _____

COUNTY OF Madi

SS:

This instrument was acknowledged before me on Green and Amanda Green, a married couple.

Notary Public in and for said State