

BK: 2021 PG: 685
Recorded: 2/19/2021 at 1:44:24.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$599.20
LISA SMITH RECORDER
Madison County, Iowa

Commitment Number: 27068274

This instrument prepared by:

Jay A. Rosenberg, Attorney at Law, (Iowa Bar Number AT0012626) 3805 Edwards Road, Suite 550, Cincinnati, OHIO 45209 (513) 247-9605 Fax: (866) 611-0170.

Address Tax Statement To:

Brent Lee Newland married to Jessica Mary Newland
2011 Woody Ct., Prole, IA 50229-8533

After Recording Return To:

ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
430082524004600

GENERAL WARRANTY DEED

Bobbi A. Orton, F/K/A Bobbi A. Frusher, married to Tyler J. Orton, whose mailing address is 2011 Woody Ct., Prole, IA 50229-8533, hereinafter grantor, for \$375,000.00 (Three Hundred Seventy Five Thousand Dollars and Zero Cents) in consideration paid, grants, with general warranty covenants to Brent Lee Newland and Jessica Mary Newland, husband and wife, as joint tenants, hereinafter grantee, whose tax mailing address is 2011 Woody Ct., Prole, IA 50229-8533, the following real property:

Lot Six (6) of Woods Addition, located in the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

Property Address is: 2011 Woody Ct., Prole, IA 50229-8533

Prior instrument reference: **Official Records Book 2014, Page 786**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on July 31, 2020:

Bobbi A. Orton FKA Bobbi A. Frusher Tyler J. Orton
Bobbi A. Orton, F/K/A Bobbi A. Frusher Tyler J. Orton

STATE OF Iowa
COUNTY OF Madison

The foregoing instrument was acknowledged before me on July 31, 2020 by **Bobbi A. Orton, F/K/A Bobbi A. Frusher** and **Tyler J. Orton** who are personally known to me or have produced Iowa Licenses as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

[Signature]
Notary Public

