



Document 2021 774

Book 2021 Page 774 Type 03 001 Pages 2

Date 2/25/2021 Time 9:27:13AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$399.20

Rev Stamp# 71 DOV# 77

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$250,000

WARRANTY DEED

PREPARED BY: P.A. HENRICHSEN – HENRICHSEN LAW OFFICE 10430 NEW YORK AVE
SUITE B URBANDALE IA 50322 pa@henrichsenlawoffice.com 515.727.5330

✓ RETURN TO: Matt Fritz and Lori Fritz, 6605 Peckham Street, Johnston, IA 50131

Send Tax Statements to: Matt Fritz and Lori Fritz, 6605 Peckham Street, Johnston, IA 50131

Grantor/Affiant: Erik J. Meyer and Jennifer B. Meyer

Grantee: Matt Fritz and Lori Fritz

For the Consideration of ONE Dollar(s) and other valuable consideration Erik J. Meyer and Jennifer B. Meyer, husband and wife, do hereby convey to Matt Fritz and Lori Fritz, husband and wife, as joint tenants with full right of survivorship and not as tenants in common, the following described Real Estate in Madison County, Iowa:

Parcel "A" in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty-five (35), Township Seventy-Five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 25.06 Acres, as shown in Amended Plat of Survey filed in Book 2011, Page 2706 on October 12, 2011, in the Office of the Recorder of Madison County, Iowa.

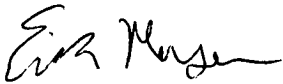
Subject to all Covenants, Restrictions and Easements of Record.

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.

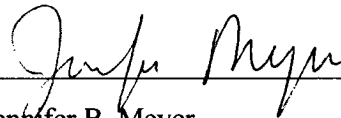
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number; masculine or feminine gender; according to the context.

[signatures and notary appear on the following page]

Dated: February 22, 2021.



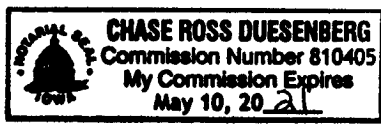
Erik J. Meyer (Grantor)




Jennifer B. Meyer (Grantor)

STATE OF IOWA, COUNTY OF Polk SS:

This record was acknowledged before me on February 22, 2021, by Erik J. Meyer and Jennifer B. Meyer, husband and wife.





Notary Public in and for the State of Iowa