



Document 2021 851

Book 2021 Page 851 Type 03 001 Pages 8

Date 3/02/2021 Time 2:25:45PM

Rec Amt \$42.00 Aud Amt \$5.00

Rev Transfer Tax \$191.20

Rev Stamp# 83

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

REV PD ON REMAINING \$120,000
REV PD ON \$10,000 ON 08-18-17 2017-2608

Ⓢ ✓ **Return To:** Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, Iowa 50273-0067
Taxpayer: Gary Davis, 2995 Mallard Avenue, Lorimor, Iowa 50149
Preparer: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, Iowa 50273-0067,
Phone: (515) 462-4912



WARRANTY DEED

For the consideration of \$130,000.00 Dollar(s) and other valuable consideration, Marlene Duff, a Single Person; the Estate of John Thomas Ham; Charlene Craig and Michael Craig, Wife and Husband; Clinton Ham and Joyce Ham, Husband and Wife; Marten Ham, a Single Person; Glenn Ham and Christina Ham, Husband and Wife; Gary Lentz and Linda Lentz, Husband and Wife; Gail Duff, Jr., a Single Person; Sherry Jipp and Stephen Jipp, Wife and Husband; Kristoffer Duff and Valerie Duff, Husband and Wife; Ayrton Duff and Helen Duff, Husband and Wife; Stephen Duff, a Single Person; and, Heidi Robertson and Justin Robertson, Wife and Husband, do hereby Convey to Gary Davis, the following described real estate in Madison County, Iowa:

Parcel "B" located in the Southeast Quarter (1/4) of the Southwest Quarter (1/4) and in the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Twelve (12), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 64.50 acres, as shown in Plat of Survey filed in Book 2012, Page 141 on January 17, 2012, in the Office of the Recorder of Madison County, Iowa, EXCEPT Parcel "D" located therein, containing 5.000 acres, as shown in Plat of Survey filed in Book 2017, Page 1815 on June 12, 2017, in the Office of the Recorder of Madison County, Iowa.

This Deed is in fulfillment of the Real Estate Contract dated February 21, 2012 and filed for record on February 23, 2012 in the Madison County Recorder's Office in Book 2012 at Page 528.

Grantors do Hereby Covenant with grantee, 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.

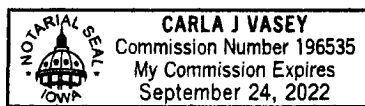
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: February 25, 2021.

Marlene Duff
Marlene Duff, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on February 19, 2021, by Marlene Duff.

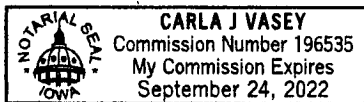


Carla J Vasey
Signature of Notary Public

Jonna Dawn Warner
Jonna Dawn Warner, Administrator
Estate of John Thomas Ham, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on February 24, 2021, by Jonna Dawn Warner as Administrator of the Estate of John Thomas Ham.



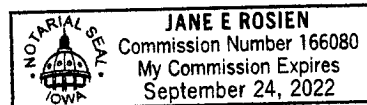
Carla J Vasey
Signature of Notary Public

Charlene Craig
Charlene Craig, Grantor

Michael L Craig
Michael Craig, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on February 20th, 2021, by Charlene Craig and Michael Craig.

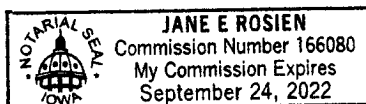


Jane E Rosien
Signature of Notary Public

Marten Ham
Marten Ham, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on February 20, 2021, by Marten Ham.



Jane E Rosien
Signature of Notary Public

Kristoffer Duff
Kristoffer Duff, Grantor

Valerie Duff
Valerie Duff, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on February 20th, 2021, by Kristoffer Duff and Valerie Duff.



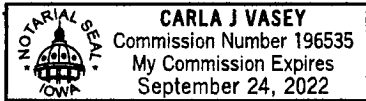
Jane E Rosien
Signature of Notary Public

Ayron Duff
Ayron Duff, Grantor

Helen Duff
Helen Duff, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on February 19, 2021, by Ayron Duff and Helen Duff.



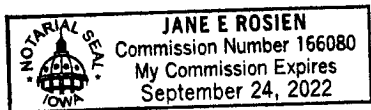
Carla J Vasey
Signature of Notary Public

Heidi Robertson
Heidi Robertson, Grantor

Justin Robertson
Justin Robertson, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on February 20, 2021, by Heidi Robertson and Justin Robertson.

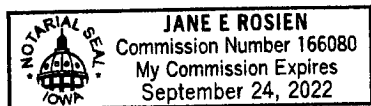


Jane E Rosien
Signature of Notary Public

Stephen Duff
Stephen Duff, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on February 20, 2021, by Stephen Duff.



Jane E Rosien
Signature of Notary Public

Clinton Ham

Clinton Ham, Grantor

Joyce Ham

Joyce Ham, Grantor

STATE OF ILLINOIS, COUNTY Sanjamon

This record was acknowledged before me on February 22nd, 2021, by Clinton Ham.



[Signature]
Signature of Notary Public

STATE OF ILLINOIS, COUNTY OF Sanjamon

This record was acknowledged before me on February 22nd, 2021, by Joyce Ham.



[Signature]
Signature of Notary Public

Gail Duff, Jr.
Gail Duff, Jr., Grantor

STATE OF OREGON, COUNTY OF Lane
This record was acknowledged before me on February 25th, 2021, by Gail Duff, Jr.

Jessica A. Benner
Signature of Notary Public



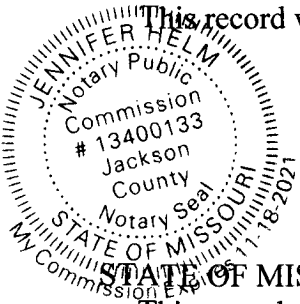
Glenn Ham
Glenn Ham, Grantor

Christina C Ham
Christina Ham, Grantor

STATE OF MISSOURI, COUNTY OF Jackson

This record was acknowledged before me on February 23, 2021, by Glenn Ham.

[Signature]
Signature of Notary Public



STATE OF MISSOURI, COUNTY OF Jackson

This record was acknowledged before me on February 22, 2021, by Christina Ham.

[Signature]
Signature of Notary Public



Gary M. Lentz
Gary Lentz, Grantor

Linda L. Lentz
Linda Lentz, Grantor

STATE OF ILLINOIS, COUNTY OF Henry
This record was acknowledged before me on February 19th, 2021, by Gary Lentz.



Barbara Carroll
Signature of Notary Public

STATE OF ILLINOIS, COUNTY OF Henry
This record was acknowledged before me on February 19th, 2021, by Linda Lentz.



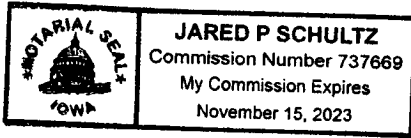
Barbara Carroll
Signature of Notary Public

Sherry Jipp
Sherry Jipp, Grantor

Stephen Jipp
Stephen Jipp, Grantor

STATE OF IOWA, COUNTY OF Keokuk

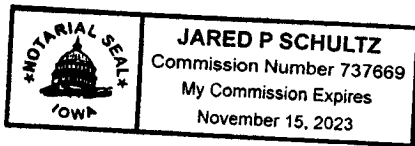
This record was acknowledged before me on February 19th, 2021, by Sherry Jipp.



Jared P. Schultz
Signature of Notary Public

STATE OF IOWA, COUNTY OF Keokuk

This record was acknowledged before me on February 19th, 2021, by Stephen Jipp.



Jared P. Schultz
Signature of Notary Public