



Document 2021 885

Book 2021 Page 885 Type 03 001 Pages 2

Date 3/04/2021 Time 11:58:15AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$258.40

Rev Stamp# 86 DOV# 90

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

This instrument prepared by:

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

Phone # (515) 224-8815

Return document to and mail tax statements to:

KERI LANE, 2518 – 160th Street, Van Meter, Iowa 50261

File #MAC (rfb)

$\frac{1}{2}$

\$162,000

WARRANTY DEED

Legal:

Parcel "D" located in the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section 34, Township 77 North, Range 27 West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 3, Page 281 on July 1, 1998 in the Office of the Recorder of Madison County, Iowa



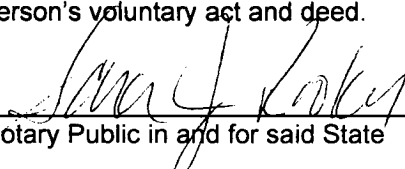

Address: 2518 – 160th Street, Van Meter, Iowa 50261

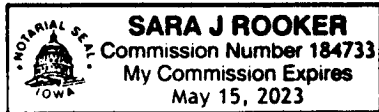
For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Kirk D. Brown, a single person, and Kiff L. Belgarde, a single person**, do hereby convey the above-described real estate to **Keri Lane, a single person**.

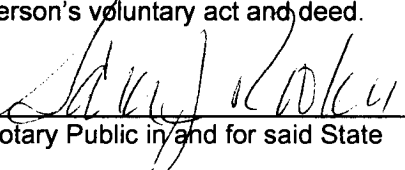
SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

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 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.

STATE OF <u>Iowa</u>) COUNTY OF <u>Polk</u>) SS:	Dated: <u>3/1</u> , 2021
On this <u>1st</u> day of <u>March</u> , 2021, before me the undersigned, a Notary Public in and for said State, personally appeared Kirk D. Brown, a single person , to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that the person executed the same as that person's voluntary act and deed.  Notary Public in and for said State	 Kirk D. Brown



STATE OF <u>Iowa</u>) COUNTY OF <u>Polk</u>) SS:	Dated: <u>3/1</u> , 2021
On this <u>1st</u> day of <u>March</u> , 2021, before me the undersigned, a Notary Public in and for said State, personally appeared Kiff L. Belgarde, a single person , to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that the person executed the same as that person's voluntary act and deed.  Notary Public in and for said State	Kiff L. Belgarde 