

BK: 2021 PG: 908
Recorded: 3/8/2021 at 8:21:29.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa



WARRANTY DEED - JOINT TENANCY

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, IA 50072 (515) 758-2267

Taxpayer Information: (Name and complete address)

Rhonda R. Allen
3376 Deer Run Avenue
Lorimor, Iowa 50149

Return Document To: (Name and complete address)

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:

Rhonda R. Allen

Grantees:

Russell L. Faux
Rhonda R. Allen

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
JOINT TENANCY

For the consideration of \$1.00 and no/100ths Dollar(s) and other valuable consideration, RHONDA R. ALLEN and MYRON P. ALLEN, JR., wife and husband, do hereby Convey to RUSSELL L. FAUX and RHONDA R. ALLEN

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

A tract of land in the North Half (1/2) of the Southeast Quarter (1/4) of Section 4 in Township 74 North, Range 28 West of the 5th P.M., more particularly described as follows: Commencing at the center of Section 4, in Township 74 North, Range 28 West of the 5th P.M.; thence along the North line of the Southeast Quarter (1/4) of said Section 4, North 90 degrees 00'00" East 452.86 feet to the point of beginning, thence continuing along said North line, North 90 degrees 00'00" East 1,072.01 feet; thence South 10 degrees 45'58" West 1,105.41 feet along the westerly right of way line of a county road; thence North 89 degrees 11'05" West 536.15 feet; thence North 16 degrees 59'16" West 1,127.52 feet to the point of beginning, said tract of land contains 19.969 Acres.

Monetary consideration is less than \$500.00; therefore, this transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements pursuant to Section 428A.2(21). Code of Iowa.

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, and as masculine or feminine gender, according to the context.

Dated on March 4th, 2021

(Grantor)

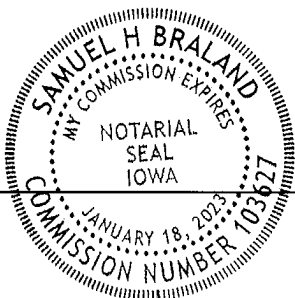
Rhonda R. Allen (Grantor)

(Grantor)

Myron P. Allen, Jr. (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on March 4th, 2021, by Rhonda R. Allen and Myron P. Allen, Jr.



Signature of Notary Public