

CONSIDERATION \$350,000

**BK: 2021 PG: 932**  
**Recorded: 3/9/2021 at 8:00:09.0 AM**  
**Pages 2**  
**County Recording Fee: \$17.00**  
**Iowa E-Filing Fee: \$3.00**  
**Combined Fee: \$20.00**  
**Revenue Tax: \$559.20**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**

**WARRANTY DEED**  
**Recorder's Cover Sheet**

**Preparer Information:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:  
515-462-3731

**Taxpayer Information:** Joshua E. McKinney, 412 W. Green Street, Winterset, IA 50273

**Return Document To:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, Iowa 50273

**Grantors:** Tanner T. Miller

**Grantees:** Joshua E. McKinney

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



## WARRANTY DEED

For the consideration of Three Hundred Fifty Thousand Dollar(s) and other valuable consideration, Tanner T. Miller, Single, does hereby Convey to Joshua E. McKinney, the following described real estate in Madison County, Iowa:

Parcel "B" located in the Northeast Quarter (¼) of the Northeast Quarter (¼) of Section Twenty-one (21), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 4.45 acres, as shown in Plat of Survey filed in Book 2013, Page 1859 on June 21, 2013, in the Office of the Recorder of Madison County, 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: 3-1-21.

\_\_\_\_\_  
Tanner T. Miller, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 3/1/21 by Tanner T. Miller.

\_\_\_\_\_  
Signature of Notary Public

