



Document 2021 973

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 Date 3/10/2021 Time 3:55:05PM
 Rec Amt \$12.00 Aud Amt \$5.00
 Rev Transfer Tax \$490.80
 Rev Stamp# 97 DOV# 99
 LISA SMITH, COUNTY RECORDER
 MADISON COUNTY IOWA

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WARRANTY DEED
 THE IOWA STATE BAR ASSOCIATION
 Official Form No. 102
 Recorder's Cover Sheet

PAID FILE

\$251,000⁰⁰

Preparer Information: (name, address and phone number)
 Jason Springer, 148 W. 2nd Street, Suite 4, Madrid, IA 50156, Phone: (515) 419-1471

Taxpayer Information: (name and complete address)
 Jeffery Shoemaker, 405 West Council Drive, Saint Charles, IA 50240

✓ **Return Document To:** (name and complete address)
 Jason Springer, 148 W. 2nd Street, Suite 4, Madrid, IA 50156

Grantors:
 Equity Trust Company, Custodian FBO 200366191

Grantees:
 Jeffrey Shoemaker and Nicole Flactiff

Legal Description: See Page 2

Jason Springer

WARRANTY DEED

For the consideration of one Dollar(s) and other valuable consideration, Equity Trust Company, Custodian FBO 200366191 do hereby Convey to Jeffery Shoemaker and Nicole Flactiff, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison, Iowa:

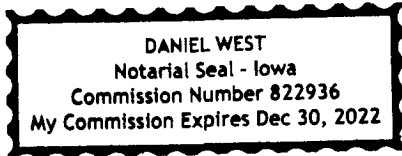
Lot Seven (7) of John A. Walker Subdivision, City of St. Charles, Madison County, Iowa.

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: 3-8-2021

Equity Trust Company, Custodian FBO
200366191



By Jose Galan
Authorized Signer
(Name and Capacity) Jose Galan

STATE OF IOWA, COUNTY OF Polk

This instrument was acknowledged before me on March 8th, 2021,
Jose Galan, as Authorizer of

Equity Trust Company Custodian FBO 200366191.

[Signature]
Notary Public in and for the State of Iowa