

BK: 2022 PG: 1107
Recorded: 4/18/2022 at 8:07:14.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$204.00
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: Gregory Chance Goodridge, 320 Brown Street, Peru, IA 50222

Return Document To: Gregory Chance Goodridge, 320 Brown Street, Peru, IA 50222

Grantors: Rebecca Munson

Grantees: Gregory Chance Goodridge

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Hundred Twenty-Eight Thousand Dollar(s) and other valuable consideration, Rebecca Munson, Single, does hereby Convey to Gregory Chance Goodridge, the following described real estate in Madison County, Iowa:

The West 120 feet of Lot One (1), Lot Two (2), and the East 97 feet of Lot Three (3), all in Block Four (4) in the Original Town of East Peru, Madison County, Iowa; AND a tract of land, formerly owned by the Chicago and North Western Transportation Co., measuring 100 feet by 360 feet more or less and bordering the South side of said Lots One (1) and Two (2) and the East 97 feet of Lot Three (3); said tract of land runs 50 feet Northerly from and parallel with the center of the railroad tracts (now removed).

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.

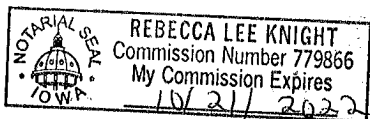
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 3-18-2022

Rebecca Munson
Rebecca Munson, Grantor

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on 3-18-2022 by Rebecca Munson.



Signature of Notary Public