

BK: 2022 PG: 1305  
Recorded: 5/4/2022 at 8:18:51.0 AM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$695.20  
LISA SMITH RECORDER  
Madison County, Iowa

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**Preparer:** Danielle Guisinger, 1055 Jordan Creek Pkway #110, W. Des Moines, IA 50266 515-864-9370

**Taxpayer Information and Return To:**

Terra Tender, Inc., PO BOX 305, NORWALK IA 50211

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## WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Rick L. Seward and Michele L. Seward, a married couple**, do hereby Convey to **Terra Tender, Inc.**, in the following described real estate:

**The Northwest Quarter of the Southeast Quarter of Section 11, Township 74 North, Range 26 West of the 5<sup>th</sup> P.M., Madison County, Iowa, EXCEPT, right of way originally deeded to the State of Iowa and recorded in Book 88 Page 532**

Subject to all covenants, restrictions and easements of record.

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: 4-28-22

*Rick L. Seward*  
Rick L. Seward

*Michele L. Seward*  
Michele L. Seward

STATE OF IA )  
COUNTY OF Polk ) ss:

This record was acknowledged before me on 4/28/22,  
by Rick L. Seward and Michele L. Seward, a married couple.

*Michael Edward Nelson*  
Notary Public in and for said State

