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Date 1/13/2022 Time 11:57:31AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$589.60

Rev Stamp# 16 DOV# 14

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

**Return To:** Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, Iowa 50273-0067  
**Taxpayer:** Crystal M. Drake and Darin D. Drake, 2104 145th Lane, Earlham, IA 50072  
**Preparer:** Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, Iowa 50273-0067,  
Phone: (515) 462-4912



### WARRANTY DEED - JOINT TENANCY

For the consideration of ---Three Hundred Sixty Nine Thousand Dollar(s)--- and other valuable consideration, Jerry L. England, a Single Person; and, William J. Powell, a Single Person, do hereby Convey to Crystal M. Drake and Darin D. Drake, a Married Couple, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

**Parcel "L" located in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-six (26), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 20.04 acres of land, more or less, as shown in Plat of Survey filed in Book 2020, Page 1956 on June 5, 2020, 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: 01/07/2022, 2022  
  
Jerry L. England  
  
William J. Powell

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 1-7, 2022, by Jerry L. England.



Sarah M. Cowman  
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 1-7, 2022, by William J. Powell.



Sarah M. Cowman  
Signature of Notary Public