

Document 2022 165

Book 2022 Page 165 Type 03 001 Pages 2 Date 1/17/2022 Time 11:55:11AM

 Rec Amt \$12.00 Aud Amt \$5.00 INDX

 Rev Transfer Tax \$989.60 ANNO

 Rev Stamp# 18 DOV# 16 SCAN

LISA SMITH, COUNTY RECORDER MADISON COUNTY IOWA

CHEK

\$619,000

This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309

Phone No.: 515-453-4642

E

Mail tax statements and return document to:

Jeremy McFarland and Maria Denise Oaks McFarland, 1573 Valleyview Ave, Van Meter, IA 50261

14mvc 120466



WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Douglas Meyer and Deborah Meyer**, a married couple, do hereby convey unto **Jeremy McFarland and Maria Denise Oaks McFarland**, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in **Common**, the following described real estate:

A tract of land located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty-three (33), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 13.28 acres, as shown in Plat of Survey filed in Book 2, Page 374 on March 15, 1993 in the Office of the Recorder of Madison County, Iowa.

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Order No.: 808-20752/GL

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors 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.

Douglas Meyer

Deborah Meyer

STATE OF FOWA

COUNTY OF POLK

SS:

This instrument was acknowledged before me on _ Meyer and Deborah Meyer, a married couple.

2022 by Douglas

Notary Public in and for said State

GRANT TAYLOR LAVERTY
Commission Number 826338
My Commission Expires
August 19, 2023