



Document 2022 1803

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Date 6/15/2022 Time 11:42:49AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$463.20

Rev Stamp# 215 DOV# 207

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$ 290,000⁰⁰

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: Terry Palmer, 340 Walnut Avenue, Earlham, IA 50072

~~Return Document To:~~ Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273

Grantors: Tyler Houg

Grantees: Terry Palmer


Legal Description: See Page 2

^{CASH# 127308}
Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Two Hundred Ninety Thousand Dollar(s) and other valuable consideration, Tyler Houg, single person, does hereby Convey to Terry Palmer the following described real estate in Madison County, Iowa:

A tract of land located in the Northwest Fractional Quarter (1/4) of the Northwest Fractional Quarter (1/4) of Section Seven (7), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., City of Earlham, Madison County, Iowa, and more particularly described as follows, to-wit: Commencing at the Northwest corner of said Section Seven (7), thence due South 170.0 feet along the section line; thence North 88°38' East 33 feet to the point of beginning; thence continuing North 88°38' East 168.5 feet; thence due South 110 feet; thence South 88°38' West 168.5 feet; thence due North 110 feet along the East right of way line of a county road to the point of beginning. 

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: 6-10-22


Tyler Houg, Grantor

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on June 10th, 2022 by Tyler Houg.


Signature of Notary Public

