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Date 1/21/2022 Time 3:30:33PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$327.20

Rev Stamp# 26 DOV# 23

INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

\$205,000⁰⁰

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (7895ESP)

Return To: Gary A. Reeves, 130 W Center St., Truro, IA 50257

Taxpayer Information: Gary A. Reeves, 130 W Center St., Truro, IA 50257

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2

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Gregory Thomas Saxton and Abbigail M. Saxton, a married couple**, do hereby Convey to **Gary A. Reeves**, in the following described real estate:

Lot Four (4) and the East 58 feet of Lot Five (5), Block One (1) of Hull's Addition to Truro (formerly Ego), Madison County, Iowa.

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: 1/20/2022

Gregory T. Saxton
Gregory Thomas Saxton

Abbigail M. Saxton
Abbigail M. Saxton

STATE OF Iowa)
COUNTY OF Polk) ss:

This record was acknowledged before me on January 20, 2022, by Gregory Thomas Saxton and Abbigail M. Saxton, a married couple.

BETSY HAAS-REINECK
Notarial Seal - IOWA
Commission No. 165434
My Commission Expires June 17, 2022

Betsy Haas-Reineck
Notary Public in and for said State