

BK: 2022 PG: 2249
Recorded: 7/29/2022 at 11:32:04.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$559.20
LISA SMITH RECORDER
Madison County, Iowa

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306
Tax Statement
& Return to: Ronnie Dean Lynn Thomas and Michelle Amanda Thomas, 1319 Pitzer Rd, Earlham IA 50072

P2203349

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Nickolas L. Boyle Jr. and Tanya J. Boyle, a married couple** (the "Grantors"), do hereby convey to **Ronnie Dean Lynn Thomas and Michelle Amanda Thomas, a married couple** (the "Grantees"), 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 Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-one (21), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, described as follows, to-wit: Commencing at the Northeast corner of the South 110 acres of the Northeast Quarter (1/4) of said Section Twenty-one (21), running thence South 5 chains, thence West 6 chains, thence North 5 chains, thence East 6 chains to the point of beginning.

Subject to all covenants, restrictions and easements of record.

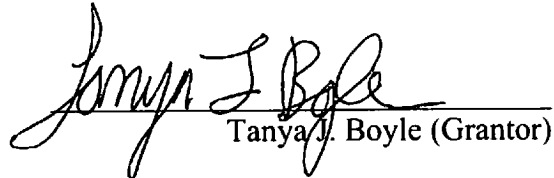
Grantors do hereby covenant with Grantees, and successors in interest, that Grantors hold the real estate by title in fee simple; that Grantors have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above 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

Dated the 28 day of JULY, 2022.



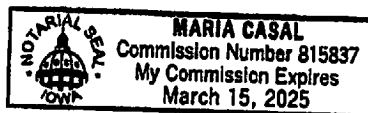
Nickolas L. Boyle Jr. (Grantor)

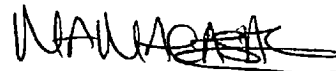


Tanya J. Boyle (Grantor)

STATE OF Iowa, COUNTY OF Folk

This record was acknowledged before me on July 28th, 2022, by Nickolas L. Boyle Jr. and Tanya J. Boyle.





Notary Public