



Document 2022 2292

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Date 8/02/2022 Time 11:56:35AM

Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$351.20

Rev Stamp# 285 DOV# 276

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

\$ 220,000

Prepared by: Jase H. Jensen, 3200 37th Avenue SW, Cedar Rapids, Iowa 52404 (319) 396-2410

Return to / taxpayer: William B. Garrett II and Brianne Garrett, 3128 59th Street, Urbandale, Iowa 50322

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WARRANTY DEED

FID129916

For the consideration of One Dollar and other valuable consideration, Nanci V. Iiams a/k/a Nanci Iiams, a single person, does hereby Convey to William B. Garrett II and Brianne Garrett, 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:

The South Twenty-six (26) acres of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-Seven (27), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa



There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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.

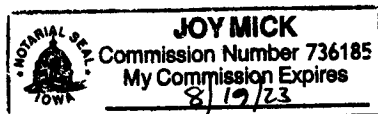
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated this 28 day of July, 2022.

Nanci V. Iiams a/k/a Nanci Iiams
By: Stacy Iiams, as Attorney-in-Fact

STATE OF IOWA, COUNTY OF Lin, ss:

This record was acknowledged before me this 28th day of July, 2022, by Stacy Iiams, as Attorney-in-Fact for Nanci V. Iiams a/k/a Nanci Iiams, a single person.



Signature of Notary Public