



Document 2022 248

Book 2022 Page 248 Type 03 001 Pages 2
Date 1/25/2022 Time 11:58:30AM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$319.20
Rev Stamp# 30 DOV# 27

INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

\$200,000

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306

EW Tax Statement

& Return to: Wade Hood and Caleigh Jurgensen, 301 S Morgan Street, Saint Charles, IA 50240

1/2

WARRANTY DEED

NAF 120129

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Tyanna L. Forgy n/k/a Tyanna L. Wiegert and Nash R. Wiegert, a married couple** (the "Grantors"), do hereby convey to **Wade Hood, a single person, and Caleigh Jurgensen, a single person** (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 Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-four (24), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., City of St. Charles, Madison County, Iowa, more particularly described as follows, to-wit: Commencing at the Northwest corner of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twenty-four (24), thence South along the West line of said Southwest Quarter (1/4) of the Northwest Quarter (1/4) 647.7 feet to the South line of Clanton Street, thence South 88°58' East 33 feet to the East line of Morgan Street which is the point of beginning, running thence South 88°58' East 101 feet along the South line of Clanton Street, thence South 112 feet, thence North 88°58' West 101 feet to the East line of Morgan Street, thence North 112 feet 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

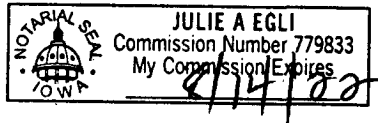
Dated the 20 day of January, 2022.

Tyanna L. Wiegert
Tyanna L. Wiegert (Grantor)

Nash R. Wiegert
Nash R. Wiegert (Grantor)

STATE OF Iowa, COUNTY OF Madison

This record was acknowledged before me on Jan 20, 2022, by Tyanna L. Wiegert and Nash R. Wiegert.



[Signature]
Notary Public