

BK: 2022 PG: 3300
Recorded: 11/15/2022 at 8:21:43.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$139.20
LISA SMITH RECORDER
Madison County, Iowa

WARRANTY DEED

Prepared by: Aaron M. Hubbard, Hubbard Law Firm, P.C., 2900 100th Street, Suite 209, Urbandale, IA 50322; Phone: (515) 222-1700

Send Tax Statements and return document to: Andrew A. Ross, 2758 Pioneer Avenue, PERU, IA 50222

Grantor/Affiant: James See

Grantee: Andrew A. Ross

For the consideration of One Dollar(s) and other valuable consideration, **James See, a single person** does hereby Convey to **Andrew A. Ross, a single person**, the following described real estate:

Parcel "D" located in the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty-four (34), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 3.16 acres, more or less, as shown in Plat of Survey filed in Book 2018, Page 578 on February 22, 2018, in the Office of the Recorder of Madison County, Iowa, and shown corrected by Affidavit filed in Book 2018, Page 634, on February 28, 2022, in the Office of the Recorder of Madison County, Iowa.

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: 10/5/22.

James See by Sharon M Young Attorney in Fact
**James See by Sharon M. Young as
Attorney in Fact, Grantor**

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on October 5, 2022, by
James See by Sharon M. Young as Attorney in Fact.

Heather M. Hamm
Signature of Notary Public

