

BK: 2022 PG: 3348
Recorded: 11/18/2022 at 8:11:57.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$511.20
LISA SMITH RECORDER
Madison County, Iowa

Preparer: Taylor R. Francis, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (131321)

Return To: Christopher L. Roberts and Mariah L. Roberts, 1605 State Highway 92, WINTERSET, IA 50273

Taxpayer Information: Christopher L. Roberts and Mariah L. Roberts, 1605 State Highway 92, WINTERSET, IA 50273

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Chance G. Dullard and McKenna Dullard, a married couple**, do hereby Convey to **Christopher L. Roberts and Mariah L. Roberts, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, in the following described real estate:

The South 32 Rods of the West 25 Rods of the Southwest Fractional Quarter (1/4) of Section Thirty-one (31), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., 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

