



Document 2022 3697

Book 2022 Page 3697 Type 03 001 Pages 2  
Date 12/20/2022 Time 11:10:49AM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$271.20  
Rev Stamp# 478 DOV# 468

INDX  
ANNO  
SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

\$170,000

This instrument prepared by:

SARAH BAUMGARTNER, THE REAL ESTATE SERVICE CENTER, 7101 VISTA DRIVE, WEST DES MOINES IA 50266

Phone # (515) 278-2226

Return document to and mail tax statements to:

Parker W. Tracy, 2889 235th ST, St Charles, IA 50240

CFC134231

## WARRANTY DEED

**Legal: A tract of land located in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Seven (7), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing on the quarter section line at a point 1805 feet East of the Southwest Corner of the Northeast Quarter (1/4) of said Section Seven (7), running thence North 201 feet, thence Westerly 149 feet, thence North 243 feet 4 inches, thence Easterly 384 feet, thence South 435 feet 3 inches to the South line of said quarter section, thence Westerly along said quarter section line to the point of beginning, containing 3.15 acres, more or less.**

**Address: 2889 235th ST, St Charles, IA 50240**

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Sara J. Sheehan f/k/a Sara J. Deugan and Ryan Sheehan, a married couple**, hereby conveys the above-described real estate to **Parker W. Tracy, a single person**.

### SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantee, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has 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 Grantor covenants 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.

STATE OF Texas )  
 )  
COUNTY OF Harris ) SS:

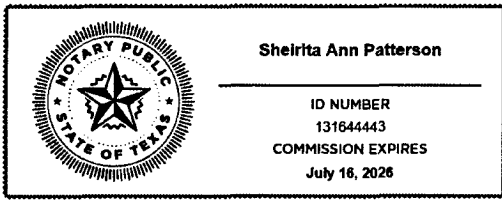
Dated: 12/12/2022

On this 12th day of December 2022,  
before me the undersigned, a Notary Public in and for said  
State, personally appeared, **Sara J. Sheehan f/k/a Sara  
J. Deugan and Ryan Sheehan, a married couple**, to me  
known to be the identical persons named in and who  
executed the foregoing instrument and acknowledged that  
the person executed the same as that person's voluntary  
act and deed.

Sara J. Sheehan  
Sara J. Sheehan  
f/k/a Sara J. Deugan  
Ryan Sheehan  
Ryan Sheehan

Sheirita Ann Patterson  
Notary Public, State of Texas

Notary Public in and for said State



Notarized online using audio-video communication