

BK: 2022 PG: 3700
Recorded: 12/20/2022 at 2:37:03.0 PM
Pages 3
County Recording Fee: \$32.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$35.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:

Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072 (515)758-2267

Taxpayer Information:

Scott W. Wallace
2000 – 10th Avenue
Marion, Iowa 52302

Return Document To:

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:

Scott W. Wallace
Amber S. Clifton
Ryan J. Clifton

Grantees:

Scott W. Wallace

Legal Description: See Page 2



WARRANTY DEED

For the consideration of \$1.00 and no/100ths----- Dollars and other valuable consideration, **SCOTT W. WALLACE, a single person; AMBER S. CLIFTON, a single person; and RYAN J. CLIFTON, a single person**, do hereby convey to: **SCOTT W. WALLACE**, the following described real estate in Madison County, Iowa:

The Southeast Quarter ($\frac{1}{4}$) of Section Twelve (12), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, EXCEPT a tract of land located in the East Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Twelve (12), more particularly described as follows, to-wit: Beginning at the Southeast corner of said Section Twelve (12), thence West 944.60 feet, thence North $10^{\circ}24'48''$ East 462.54 feet, thence North $73^{\circ}19'00''$ East 62.59 feet, thence North $36^{\circ}19'35''$ East 190.37 feet, thence North $05^{\circ}43'52''$ East 616.57 feet, thence North $89^{\circ}46'06''$ East 279.42 feet, thence North $00^{\circ}47'09''$ East 530.02 feet, thence North $88^{\circ}55'30''$ East 344.96 feet to the East line of said Southeast Quarter ($\frac{1}{4}$) (also being the centerline of County Highway P-57), thence along said East line, South $00^{\circ}09'28''$ West 1777.33 feet to the Point of Beginning, containing 25.97 acres, more or less.

And

The Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Thirteen (13), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.

And

The East Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Twenty-five (25), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.

Monetary consideration is less than \$500.00; therefore, this transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements pursuant to Section 428A.2(21), Code of 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: November 17, 2022.

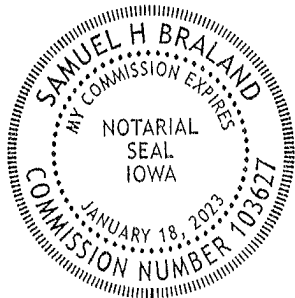
Scott W. Wallace
Scott W. Wallace

Amber S. Clifton
Amber S. Clifton

Ryan J. Clifton
Ryan J. Clifton

STATE OF IOWA, COUNTY OF LINN ss:

This record was acknowledged before me on November 17, 2022 by Scott W. Wallace, Amber S. Clifton and Ryan J. Clifton.



Samuel H. Braland
Notary Public