



Document 2022 532

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Date 2/22/2022 Time 10:58:13AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$682.40

Rev Stamp# 59 DOV# 54

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$427,000

This instrument prepared by:

Alan M. Daut, Attorney at Law, 203 1st Ave. S., Ste. B, Altoona, IA 50009, (515) 967-0502

Return to:

Daniel and Heather Arthurs, 3183 155th Street, Cumming, IA 50061

Address Tax Statements to:

Daniel and Heather Arthurs, 3183 155th Street, Cumming, IA 50061

P2200323

FAM122148

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, Michael G. Heuton and Janine R. Heuton, husband and wife, do hereby convey unto Daniel H. Arthurs and Heather Arthurs, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate located in Madison County, Iowa:

All that certain parcel of land situated in the County of Madison, State of Iowa, being Parcel "A" in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section 34, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the East Quarter (1/4) Corner of Section 34, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence South 84°02'51" West 410.61 feet along the South line of the Northeast Quarter 1/4 of said Section 34 to the Point of Beginning; thence North 00°00'00" East 246.77 feet; thence North 84°35'37" West 417.75 feet; thence South 11°05'53" West 342.78 feet to a Point on the South line of said Northeast Quarter (1/4); thence North 84°02'51" East 484.48 feet to Point of Beginning containing 3.001 acres including 0.365 acres of County Road right-of-way.

Locally known as: 3183 155th Street, Cumming, IA 50061.

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 singular or plural number, and as masculine or feminine gender, according to the context.

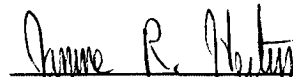
STATE OF IOWA)
) SS
COUNTY OF POLK)

Dated: February 16, 2022.

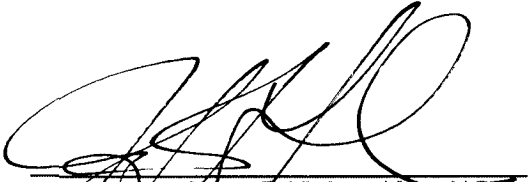
On this 16 day of February, 2022, before me the undersigned, a Notary Public in and for said State, personally appeared Michael G. Heuton and Janine R. Heuton, husband and wife, to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.



Michael G. Heuton



Janine R. Heuton



Notary Public in and for said State

