

BK: 2022 PG: 597
Recorded: 2/28/2022 at 11:22:18.0 AM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$295.20
LISA SMITH RECORDER
Madison County, Iowa

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:

Jeffrey M. Lamberti, 210 NE Delaware Avenue, Suite 200, Ankeny, Iowa 50021; 515-964-8777

Taxpayer Information:

Joshua Roberts and Christine E. Roberts, 3354 135th Court, Cumming, Iowa 50061

Return Document To:

Joshua Roberts and Christine E. Roberts, 3354 135th Court, Cumming, Iowa 50061

Grantors:

Michele S. Perdue and Carla J. McGinnis

Grantees:

Joshua Roberts and Christine E. Roberts

Legal Description:

See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) (\$1.00) and other valuable consideration, Michele S. Perdue, a single person, and Carla J. McGinnis and Patrick McGinnis, wife and husband, do hereby Convey to Joshua Roberts and Christine E. Roberts, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot Seven (7) of Polo Pointe Plat 2 Subdivision, a subdivision in the South Half (1/2) of the Northwest Quarter (1/4), South Half (1/2) of the Northeast Quarter (1/4), Northeast Quarter (1/4) of the Southwest Quarter (1/4), and the North Half (1/2) of the Southeast Quarter (1/4) of Section Twenty-four (24), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa as amended by the Corrected Subdivision Plat of Lot Seven (7) of Polo Pointe Plat No. 2, dated April 7, 2004, and filed for record on April 15, 2004, in the Madison County Recorder's Office in Book 2004 at Page 1632 EXCEPT Parcel K being an irregular-shaped portion of Lot 7 in the Corrected Subdivision Plat of Lot 7 and 8 in Polo Pointe Plat No. 2 as shown in the Plat of Survey recorded July 1, 2021 as Document 2021-2716 in the Office of the Madison County Recorder's Office.

Patrick McGinnis, spouse of Carla J. McGinnis, joins this deed solely for the purpose of conveying his rights of dower, courtesy or distributive share, if any.

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.

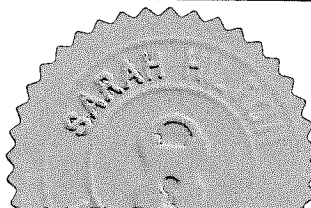
Dated: 11th February, 2022.

[Signature of Michele S. Perdue]
Michele S. Perdue, Grantor

STATE OF ENGLAND AND WALES, COUNTY OF WEST MIDLANDS

This record was acknowledged before me on 11th February 2022, by Michele S. Perdue, a single person, who confirmed to me that she was a single person.

[Signature of Sarah Hilton]
Signature of Notary Public



Carla J. McGinnis
Carla J. McGinnis, Grantor

Patrick McGinnis
Patrick McGinnis, Spouse of Grantor

STATE OF New Mexico, COUNTY OF Taos

This record was acknowledged before me on February 11,
2022, by Carla J. McGinnis and Patrick McGinnis, wife and husband.

Volaura Mondragon
Signature of Notary Public

