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Date 1/06/2022 Time 1:13:44PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$911.20

Rev Stamp# 4 DOV# 3

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$569,900

**WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet**

CB119567-MDK

Preparer Information:

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

Taxpayer Information:

Brian Welch and Suzanne Welch, 3359 Peru Road, Truro, Iowa 50257

Return Document To:

Brian Welch and Suzanne Welch, 3359 Peru Road, Truro, Iowa 50257

Grantors:

Michael Richard Merrick and Suzanne Louise Merrick

Grantees:

Brian Welch and Suzanne Welch

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

P219135



WARRANTY DEED JOINT TENANCY

For the consideration of One Dollar(s) (\$1.00) and other valuable consideration, Michael Richard Merrick and Suzanne Louise Merrick, husband and wife, do hereby Convey to Brian Welch and Suzanne Welch, 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:

Parcel "F" located in the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Twelve (12), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 7.123 acres, as shown in Plat of Survey filed in Book 2003, Page 5563 on September 17, 2003, in the Office of the Recorder of Madison County, 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.

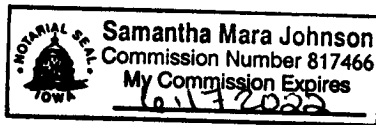
Dated: 12/31, 2021.

[Signature of Michael Richard Merrick]
Michael Richard Merrick, Grantor

[Signature of Suzanne Louise Merrick]
Suzanne Louise Merrick, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 12.31.2021, 2021, by Michael Richard Merrick and Suzanne Louise Merrick, husband and wife.



[Signature of Notary Public]
Signature of Notary Public