



Document 2022 72

Book 2022 Page 72 Type 03 001 Pages 2
Date 1/06/2022 Time 1:16:08PM

Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$279.20
Rev Stamp# 5 DOV# 4

INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

\$175,000

WARRANTY DEED
Recorder's Cover Sheet

P219728
WF120613

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: 515-462-3731

Taxpayer Information: Josey Provost, 245 S. West Street, Truro, IA 50257

✓ **Return Document To:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273

Grantors: Sean Eads and Payton Eads

Grantees: Josey Provost

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Hundred Seventy-Five Thousand Dollar(s) and other valuable consideration, Sean Eads and Payton Eads, husband and wife, do hereby Convey to Josey Provost, the following described real estate in Madison County, Iowa:

Parcel "B" located in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Sixteen (16), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., City of Truro, Madison County, Iowa, containing 0.667 acres, as shown in Plat of Survey filed in Book 2, Page 401 on June 24, 1999, 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.

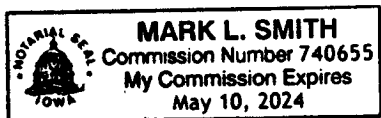
Dated: 12/29/21

Sean Eads, Grantor

Payton Eads, Grantor

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on 12/29/21 by Sean Eads and Payton Eads.



Signature of Notary Public