

BK: 2022 PG: 810
Recorded: 3/21/2022 at 8:12:38.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$647.20
LISA SMITH RECORDER
Madison County, Iowa

WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet

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

Taxpayer Information: Samuel Huffman and Lacey Malek, 1736 210th St., Winterset, IA
50273

Return Document To: Samuel Huffman, 1736 210th St., Winterset, IA 50273

Grantors: Clayton Callahan

Grantees: Samuel Huffman and Lacey Malek

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Four Hundred Five Thousand Dollar(s) and other valuable consideration, Clayton Callahan, single, does hereby Convey to Samuel Huffman and Lacey Malek, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

A tract of land located in the Northeast Quarter of the Northwest Quarter of Section 32, in Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa, containing 1.623 acres, more or less, as shown in Plat of Survey filed in Farm Plat Book 1, Page 281 on January 20, 1983, 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: 3/11/22

Clayton Callahan
Clayton Callahan, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 3/11/22 by Clayton Callahan.

Jennifer Stover
Signature of Notary Public

