

CONSIDERATION \$200,000

BK: 2022 PG: 979
Recorded: 4/4/2022 at 12:46:46.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.32
Combined Fee: \$20.32
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: David H. Mason, 415 Clay Street, P.O. Box 627, Cedar Falls, IA 50613, Phone: 319-277-6830

Taxpayer Information: No Change.

Return Document To: David H. Mason, 415 Clay Street, P.O. Box 627, Cedar Falls, IA 50613, Phone: 319-277-6830

Grantors: Sheryl L. North

Grantees: Steffany Mohan

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Sheryl L. North (a/k/a Sheryl Lee North), a single person, does hereby convey to Steffany Mohan the following described real estate in Madison County, Iowa:

The Southeast Quarter (1/4) of the Northwest Quarter (1/4), EXCEPT the North 30 Acres thereof; AND the Northeast Quarter (1/4) of the Southwest Quarter (1/4), ALL in Section Thirteen (13), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa

AND

The Southwest Quarter (1/4) of the Northeast Quarter (1/4); AND the Northwest Quarter (1/4) of the Southeast Quarter (1/4), ALL in Section Thirteen (13), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa

This deed is in fulfillment of that certain Real Estate Contract dated September 8, 2015 and recorded September 25, 2015 at Book 2015, Page 2816, as amended by that Amendment dated December 23, 2015 and recorded January 7, 2016 at Book 2016 Page 46.

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: March 31, 2022.

Sheryl L. North
Sheryl L. North, Grantor

STATE OF IOWA, COUNTY OF Wapello

This record was acknowledged before me on March 31, 2022 by Sheryl L. North, a single person.

Brandi Luke
Signature of Notary Public

