

BK: 2022 PG: 995
Recorded: 4/5/2022 at 3:19:09.0 PM
Pages 1
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$63.20
LISA SMITH RECORDER
Madison County, Iowa



WARRANTY DEED

Return to: Olesen Law Firm, P.L.C., PO Box 86, Greenfield, IA 50849
Taxpayer: Mary Jo Corcoran, 28695 Hickory Lodge Dr., Van Meter, IA 50261
Preparer: Willard W. Olesen, Olesen Law Firm, P.L.C., PO Box 86, Greenfield, IA 50849
641-743-6128

For the consideration of ONE (\$1.00 OVC) Dollar(s) and other valuable consideration, DENNIS H. GROSS and NANCY A. GROSS, husband and wife, do hereby Convey to MARY JO CORCORAN and JACI LEA CONARD-JAMES, as Tenants in Common, the following described real estate in Madison County, Iowa:

An undivided one-half interest in and to:
The Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty-one (31), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M.

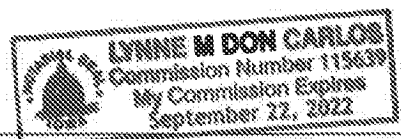
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and Convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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 on March 30, 2020

Dennis H. Gross
DENNIS H. GROSS (Grantor)

Nancy A. Gross
NANCY A. GROSS (Grantor)

STATE OF IOWA, COUNTY OF ADAIR
This record was acknowledged before me on March 30, 2020, by Dennis H. Gross and Nancy A. Gross, husband and wife,



Lynne M Don Carlos
Signature of Notary Public