

\$225,000.00

BK: 2023 PG: 132  
Recorded: 1/24/2023 at 3:15:47.0 PM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$359.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

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**Preparer:** Danielle Guisinger, 1055 Jordan Creek Pkway Ste 200, West Des Moines, IA 50266  
5158649370

**Return To and Taxpayer Information:**  
Kelsi Obando

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**WARRANTY DEED**

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Chad Smith and Erinn Smith, a married couple**, do hereby Convey to **Kelsi Obando and Peter D. Obando, a married couple**, as joint tenants with full rights of survivorship, in the following described real estate:

**All of the Northwest Quarter (¼) of the Southeast Quarter (¼) lying South of the public highway running East and West through said 40-acre tract, containing 27.65 acres more or less, of Section Thirty-Five (35), in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa**

Subject to all covenants, restrictions and easements of record.

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: 1/19/23

[Signature]  
Chad Smith  
[Signature]  
Erinn Smith

STATE OF Iowa )  
COUNTY OF Polk ) ss:

This record was acknowledged before me on 1/19/23,  
by Chad Smith and Erinn Smith, a married couple.

[Signature]  
Notary Public in and for said State

