

BK: 2023 PG: 1399
Recorded: 6/16/2023 at 1:07:03.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$775.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

\$485,000.00

This instrument prepared by:
JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309
Phone No.: (515)453-4678

Mail tax statements and return document to:
Charley Garcia and Ovan Garcia, 3392 265th St, Saint Charles, IA 50240

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Bryan Payette and Desiree Payette, a married couple**, do hereby convey unto **Charley Garcia and Ovan Garcia, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

Lot One (1) of A T Cooper Subdivision located in the East 30 acres of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-five (25), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

Order No.: 808-25914/SC

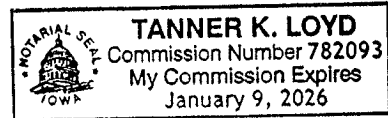
SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors 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.

Bryan Payette
Bryan Payette
Desiree Payette
Desiree Payette

STATE OF Iowa)
COUNTY OF Warren) SS:



This instrument was acknowledged before me on June 12 2023 by Bryan Payette and Desiree Payette, a married couple.

Tanner K. Loyd
Notary Public in and for said State