

BK: 2023 PG: 2026
Recorded: 8/25/2023 at 11:23:20.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$812.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306
Tax Statement
& Return to: Amber Michelle McFarland and Steven Christopher McFarland, 1348 Nature Court, Van Meter, IA
50261

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Brian John Boulting and Brandy Jo Boulting, a married couple** (the "Grantors"), do hereby convey to **Amber Michelle McFarland and Steven Christopher McFarland, a married couple** (the "Grantees"), as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Lot Twenty-one (21) of Prairie Ridge Estates located in the North Half (1/2) of the Northeast Quarter (1/4), the Southwest Quarter (1/4) of the Northeast Quarter (1/4), and the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty (20), Township Seventy-seven (77) 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 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

Dated the 20th day of August, 2023.

Brian John Boulting
Brian John Boulting (Grantor)

Brandy Jo Boulting
Brandy Jo Boulting (Grantor)

STATE OF Illinois, COUNTY OF Polk

This record was acknowledged before me on August 20th, 2023, by Brian John Boulting and Brandy Jo Boulting.



Torra Sharon
Notary Public