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Book 2023 Page 361 Type 03 001 Pages 2

Date 2/24/2023 Time 12:05:19PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$444.00

Rev Stamp# 43 DOV# 45

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$278,000

Preparer Info: Mark A. Critelli, Critelli Law Firm, PC, 2924 104th Street, Urbandale, IA 50322, (515) 255-8750

Return to: Catherine Sue Jurgens, , 3195 190th Street, Prole, IA 50229

Address Tax Statement: Catherine Sue Jurgens, , 3195 190th Street, Prole, IA 50229

F8135647

1/4

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Jessica Arthur and Corbin Smith, a married couple**, do hereby Convey to **Catherine Sue Jurgens, a single person** all our right, title, interest, estate, claim and demand in the following described real estate:

Parcel "J" and Parcel "K" located in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Fifteen (15), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 4.54 acres and 0.84 acres, respectively, as shown in Plat of Survey filed in Book 2019, Page 2426 on August 7, 2019, in the Office of the Recorder of Madison County, Iowa, EXCEPT Parcel "L" located in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Fifteen (15), containing 0.07 acres, as shown in Plat of Survey filed in Book 2022, Page 702 on March 9, 2022, in the Office of the Recorder of Madison County, Iowa.

Locally known As: 3195 190th Street, Prole, IA 50229



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: 2-14-23

Jessica Arthur
Jessica Arthur

Corbin Smith
Corbin Smith

STATE OF Georgia
COUNTY OF Dade

This record was acknowledged before me on this 14th day of February, 2023,
by Jessica Arthur and Corbin Smith, a married couple

Scarlett Hannah
Signature of Notary Public

My commission expires: 08/19/24

