

\$640,000.00

BK: 2024 PG: 1942
Recorded: 8/12/2024 at 3:22:30.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$1,023.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Prepared By/Return To: Karen L. Karr, 666 Grand Ave, Suite 2000, Des Moines, Iowa 50309, 515.242.2400
Taxpayer Information: Raymond Eric Adcock, 1271 Plainview Road, Madison, Georgia 30650

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, **Daniel D. Cornelison and Deanne M. Cornelison**, husband and wife (collectively, "Grantors") do hereby convey to **Raymond Eric Adcock**, a single person ("Grantee"), the following described real estate in Madison County, Iowa (the "Real Estate"):

PARCEL "C" LOCATED IN THE SOUTHWEST FRACTIONAL QUARTER (1/4) OF SECTION EIGHTEEN (18), IN TOWNSHIP SEVENTY-FOUR (74) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA CONTAINING 39.28 ACRES, AS SHOWN IN PLAT OF SURVEY FILED IN BOOK 2010, PAGE 2284 ON SEPTEMBER 21, 2010, IN THE OFFICE OF THE RECORDER OF MADISON COUNTY, IOWA, AND PARCEL "D" LOCATED IN THE SOUTHEAST QUARTER (1/4), OF SAID SECTION EIGHTEEN (18), CONTAINING 60.06 ACRES, AS SHOWN IN PLAT OF SURVEY FILED IN BOOK 2011, PAGE 527 ON FEBRUARY 24, 2011, IN THE OFFICE OF THE RECORDER OF MADISON COUNTY, IOWA, SUBJECT TO EASEMENTS, COVENANTS, RESTRICTIONS, AND OTHER MATTERS OF RECORD.


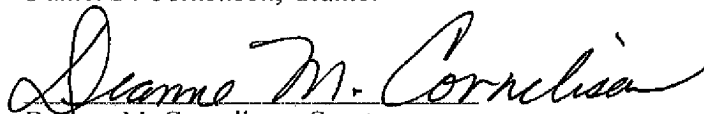
Grantors hereby covenant with Grantee, and successors in interest, that Grantors hold the Real Estate by title in fee simple; that they have good and lawful authority to sell and convey the Real Estate; that the Real Estate is free and clear of all liens and encumbrances except as may be above stated; and Grantors covenant to warrant and defend the Real Estate against the lawful claims of all persons, except as may be above stated.

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.

Effective Date: August 12, 2024


[Signature Page Follows]

GRANTORS:


Daniel D. Cornelison, Grantor
Deanne M. Cornelison, Grantor

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on August 12, 2024 by Daniel D. Cornelison and Deanne M. Cornelison, husband and wife.


Signature of Notary Public
My commission expires: 9/14/2024