

Book 2024 Page 372 Type 03 001 Pages 2 Date 2/20/2024 Time 10:29:35AM Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$487.20 Rev Stamp# 48 DOV# 51

INDX **ANNO SCAN**

BRANDY MACUMBER, COUNTY RECORDER MADISON COUNTY IOWA

CHEK

\$304,9000

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (9043ESP)

Return To: Alexis Olsen, 2457 105th Street, VAN METER, IA 50261

Taxpayer Information: Alexis Olsen, 2457 105th Street, VAN METER, IA 50261

WARRANTY DEED

NW8146457 DOUDDHS

For the consideration of One (\$1.00) Dollar and other valuable consideration, Carl W. Lyons, Ir. and Shirley L. Lyons, a married couple, do hereby Convey to Alexis Olsen, a single person, in the following described real estate:

A parcel of land in the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Four (4), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows: Commencing at the Center of Section Four (4), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; thence, along the South line of the Northeast Quarter (1/4) of said Section Four (4), North 90°00'00" East, 450.67 feet to the point of beginning. Thence continuing North 90°00'00" East, 869.04 feet, along said South line; thence North 00°48'23" West, 139.15 feet; thence North 82°20'38" West, 509.96 feet; thence North 89°23'21" West, 358.34 feet; thence South 00°54'33" West, 210.93 feet to the point of beginning. Said parcel of land contains 3.739 acres including 0.739 acres of public road right of way;

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: Feb 6-2024

Carl W. Lyons, Jr.

Shirtey L. Lyons

Shirtey L. Lyons

STATE OF Towa COUNTY OF Adair

This record was acknowledged before me on Floriany 1, 2004 Carl W. Lyons, Jr. and Shirley L. Lyons, a married couple.

