



Document 2024 372

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

\$304,900⁰⁰

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

NWB176457

WARRANTY DEED

pa100145

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Carl W. Lyons, Jr. 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

