

BK: 2024 PG: 767  
Recorded: 4/12/2024 at 11:02:29.0 AM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$0.00  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**Return To:** Shamus Shelley, 203 N. 44th St, Cumming, IA 50061  
**Taxpayer:** Shamus Shelley, 203 N. 44th St, Cumming, IA 50061  
**Preparer:** Matthew D. Gardner, 2900 100th St., Ste. 101, Urbandale, IA 50322, Phone: (515) 421-4411



## WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Shamus Shelley, a single person, does hereby Convey to Cody Shelley a single person, an undivided one-half interest in the following described real estate in Madison County, Iowa:

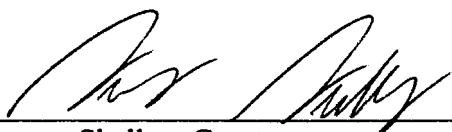
Commencing at the Northeast Corner of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Seventeen (17), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence South 343 feet, thence West 635 feet, thence North 343 feet, thence East 635 feet to the point of beginning.

**This deed is exempt according to Iowa Code 428A.2(21).**

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: 4/11/24

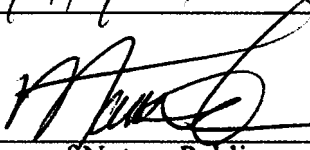
  
Shamus Shelley, Grantor

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on  
Shamus Shelley a single person.

4/11/24

by



Signature of Notary Public



**Matthew D. Gardner**  
Commission No. 194761  
My Commission Expires  
2/9/2025