Document 2017 1326

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INDX V **ANNO** SCAN

CHEK

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

#80,000<u>°</u>

Prepared By: Raymond D. Berger, Berger & Buchmeyer, Attorneys-at-Law P.O. Box 76, Davenport, Iowa 52805 (563) 327-0130

Address tax statement to: <u>Erik C. Miller and Rachel L. Miller 2471 - 321st Lane, Peru, IA 50222</u>

Return document to: Erik C. Miller and Rachel L. Miller 2471 - 321st Lane, Peru, IA 50222

WARRANTY DEED

For the consideration of TEN (10) Dollars and other valuable consideration, E. Carl Miller and Mary H. Miller, husband and wife do hereby Convey to Erik C. Miller and Rachel L. Miller, husband and wife, as Joint Tenants with Full Rights of Survivorship and not as Tenants in Common,

the following described real estate in Madison County, lowa:

The Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of Section Twentyone (21), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "E" in the Southeast Quarter of Section Twenty-one (21), according to Plat of Survey, recorded in Book 2014, Page 1402, on June 12, 2014 in the Office of the Madison County Recorder, Iowa.

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 W arrant 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.

Tax Parcel Number: 741152186000000

Dated: April <u>27</u>, 2017.

STATE OF IOWA

COUNTY OF Madison

) ss:

On this 2/4 day of April, 2017 before me the undersigned, a Notary Public in and for said County and State, personally appeared E. Carl Miller and Mary H. Miller, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

<u>NOTARY PUBLIC</u>

DUANE GORDON sion Number 156154 My Commission Expires