



Document 2019 763

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Rec Amt \$7.00 Aud Amt \$5.00

INDX  
ANNO  
SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK



### WARRANTY DEED

Return to: Robert W. Reynoldson, 200 W. Jefferson Street, P. O. Box 199, Osceola, Iowa 50213

Preparer: Robert W. Reynoldson, 200 W. Jefferson Street, Osceola, Iowa 50213, Phone: (641) 342-2157

Taxpayer: Brody Brownlee, 2596 Truro Road, St Charles IA 50240

For the consideration of \_\_\_\_\_ Dollar(s) and other valuable consideration, Lisa J. Brownlee, an unmarried person

\_\_\_\_\_ do hereby Convey to Brody J. Brownlee and Mary Tess Dwyer as tenants in common

\_\_\_\_\_ the following described real estate in Madison County, Iowa:

The East One-half of the Northeast Quarter (E $\frac{1}{2}$ NE $\frac{1}{4}$ ) of Section Twenty-six (26), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT a tract of land described as follows: Commencing 685 feet North of the Southeast corner of said Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$ NE $\frac{1}{4}$ ) thence running South 84°50' West, 192 feet, North 227 feet, thence North 84°50' East, 192 feet, thence South 227 feet to the point of beginning, Madison County, Iowa.

No Transfer Tax. Exempt pursuant to Iowa Code 428A.2(11).

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 on March 1, 2019

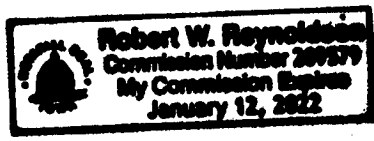
*Lisa J. Brownlee*  
Lisa J. Brownlee (Grantor)

\_\_\_\_\_  
(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on March 1, 2019, by \_\_\_\_\_

Lisa J. Brownlee, an unmarried person



*Robert W. Reynoldson*  
Signature of Notary Public