Document 2019 1758

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LISA SMITH, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

WARRANTY DEED - JOINT TENANCY

Return to: Mark L. Smith, P.O. Box 230, Winterset, IA 50273 515-462-3731
Taxpayer: Erik Miller and Rachel Miller, 2471 321st Lane, Peru, IA 50222
Preparer: Mark L. Smith, P.O. Box 230, Winterset, IA 50273 Phone: (515) 462-3731

For the consideration of ---$1.00--- Dollar(s) and other valuable consideration, E. Carl Miller, a/k/a Ernest Carl Miller, a/k/a Carl Miller and Mary H. Miller, husband and wife do hereby Convey to Erik Miller and Rachel Miller as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa: This deed is exempt according to Iowa Code 428A.2(21).

Parcel "E" located in the South Half (1/2) Southeast Quarter (1/4) of Section Twenty-one (21), AND in the North Half (1/2) Northeast Quarter (1/4) of Section Twenty-eight (28), all in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 5.85 acres, as shown in Plat of Survey filed in Book 2014, Page 1402 on June 12, 2014, in the Office of the Recorder of Madison County, 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 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 June 12, 2019

E. Carl Miller (Grantor)

Mary H. Miller (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on June 12, 2019, by E. Carl Miller and Mary H. Miller.

KRISTINA BROCKMEYER
Commission Number 806238
My Commission Expires
September 05, 2020

Signature of Notary Public

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