

CONSIDERATION \$50,000

BK: 2019 PG: 3996
Recorded: 12/17/2019 at 10:54:11.0 AM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$79.20
LISA SMITH RECORDER
Madison County, Iowa

This instrument prepared by:
JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309
Phone No.: 515-453-4638

Mail tax statements and return document to:
Joshua Z. Perry and Elisa L. Perry, 1900 Swan Ct, Norwalk, IA 50211

WARRANTY DEED

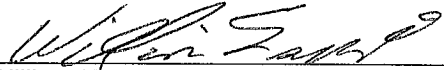
For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **William Espalin, a single person, and Shannon M. Espalin, a single person**, do hereby convey unto **Joshua Z. Perry and Elisa L. Perry, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

Lot Two (2) of Walnut Cove Estates Subdivision, Plat No. 1, located in the Northwest Quarter (1/4) of Section Twenty-five (25), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors 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.

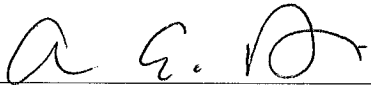
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.



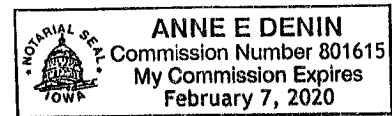
William Espalin

STATE OF Iowa)
COUNTY OF Polk) SS:

This instrument was acknowledged before me on November 20th 2019 by William Espalin, a single person.



Notary Public in and for said State



S Espalin

Shannon M. Espalin

STATE OF Iowa

COUNTY OF Polk

SS:

This instrument was acknowledged before me on November 23 2019 by
Shannon M. Espalin, a single person.

A. G. V.

Notary Public in and for said State

