



Document 2020 2569

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Rec Amt \$12.00 Aud Amt \$5.00

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



WARRANTY DEED

Return to: Ladonna I Smith, 1576 State Highway 92, Winterset, IA 50273

Taxpayer: Ladonna I Smith, 1576 State Highway 92, Winterset, IA 50273

Preparer: Mason T. McCoy, 200 W. Jefferson, PO Box 199, Osceola, Iowa 50213, Phone:
(641) 342-2157

For the consideration of One Dollar(s) and other valuable consideration, Ladonna I. Smith, Single Person

Karonna Smith, Regina Smith, Bret Smith, and Irina Smith as tenants in common do hereby Convey to

Madison County, Iowa: the following described real estate in
See legal description in Exhibit "A" attached hereto and by
this reference made a part hereof.

Except Grantor, Ladonna I. Smith, reserves a Life Estate unto herself for the duration of her lifetime in and to the real estate being conveyed herein.

This deed is exempt according 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 _____

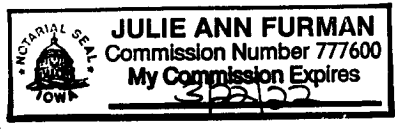
Ladonna I. Smith

Ladonna I. Smith (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF CLARKE

This record was acknowledged before me on _____, by Ladonna I. Smith



Julie Ann Furman
Signature of Notary Public

Exhibit "A"

Affidavit of Surviving Joint Tenant for Change of Title - LaDonna Smith

Parcel "A" in the Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section One (1), Township Seventy-five North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: commencing at the North Quarter (N $\frac{1}{4}$) corner of Section One (1), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, thence North 90°00'00" East 1424.29 feet along the North line of the Northeast Quarter (NE $\frac{1}{4}$) of said Section One (1); thence South 00°33'48" East 56.07 feet to the point on the South line of Iowa Highway No. 92 right-of-way, which is the Point of Beginning; thence continuing South 00°33'48" East 403.79 feet; thence North 89°26'51" East 328.08 feet to a point on the West right-of-way line of a county Road; thence North 00°33'05" East 340.50 feet along said West right-of-way line to a point on the South right-of-way line of Iowa Highway No. 92; thence along said Iowa Highway 92 right-of-way North 43°46'55" West 84.31 feet; thence South 89°58'49" West 266.00 feet; thence South 86°34'26" West 10.99 feet to the Point of Beginning containing 3.029 acres.