



Document 2020 2773

Book 2020 Page 2773 Type 03 001 Pages 2

Date 7/31/2020 Time 11:45:04AM

Rec Amt \$12.00 Aud Amt \$10.00

INDX

Rev Transfer Tax \$487.20

ANNO

Rev Stamp# 306

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

WARRANTY DEED

\$305,000

PREPARED BY: P.A. HENRICHSEN – HENRICHSEN LAW OFFICE 10430 NEW YORK AVE
SUITE B URBANDALE IA 50322 pa@henrichsenlawoffice.com 515.727.5330

✓ RETURN TO: Robert Lange and Kendall Lange, 2732 Settlers Trail, St. Charles, IA 50240

Send Tax Statements to: Robert Lange and Kendall Lange, 2732 Settlers Trail, St. Charles, IA 50240

Grantor/Affiant: Randall Rood and Cassidy L. Rood

Grantee: Robert Lange and Kendall Lange

1

For the Consideration of ONE Dollar(s) and other valuable consideration Randall Rood and Cassidy L. Rood, Husband and Wife, do hereby convey to Robert Lange and Kendall Lange, a married couple, as Joint Tenants with Full Rights of Survivorship and not as Tenants in Common, the following described Real Estate in Madison County, Iowa:

The Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Three (3), AND the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Four (4), ALL in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

Subject to all Covenants, Restrictions and Easements of Record. 

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; masculine or feminine gender; according to the context.

[signatures and notary appear on the following page]

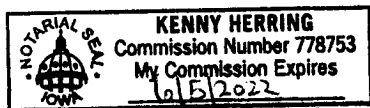
Dated: 7/31, 2020.

Randall Rood
Randall Rood (Grantor)

Cassidy L. Rood
Cassidy L. Rood (Grantor)

STATE OF IOWA, COUNTY OF WARREN SS:

This record was acknowledged before me on July 29th, 2020, by
Randall Rood and Cassidy L. Rood, Husband and Wife.



Kenny Herring
Notary Public in and for the State of Iowa