



Document 2020 281

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Date 1/27/2020 Time 12:51:51PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$247.20

Rev Stamp# 24

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

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)453-5724

✓ Mail tax statements and return document to:

Matthew W. McAtee, 1986 Quarry Trl, Winterset, IA 50273

CCC U69867

$\frac{1}{2}$

WARRANTY DEED

\$ 155,000

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Dustin Muellner and Molly Muellner, a married couple**, does hereby convey unto **Matthew W. McAtee, a single person**, the following described real estate:

Parcel "E" located in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-six (26), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 3, Page 291, on July 9, 1998 in the Office of the Recorder of Madison County, Iowa.

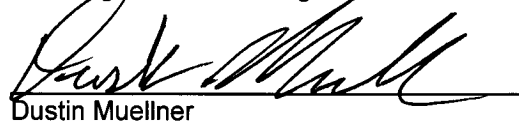


Order No.: MES-89885/CC

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantee, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has 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 Grantor covenants 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.

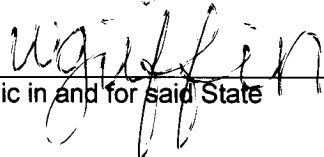

Dustin Mueller


Molly Mueller

STATE OF Iowa
COUNTY OF Madison

SS:

This instrument was acknowledged before me on January 21 2020 by Dustin Mueller and Molly Mueller, a married couple.


Notary Public in and for said State

