



Document 2020 3390

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Date 9/09/2020 Time 11:43:47AM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$431.20

ANNO

Rev Stamp# 404 DOV# 396

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)453-4792

EJW Mail tax statements and return document to:

Rodney D. Ryan and Jeanine R. Ryan, 235 NW 7th St, Earlham, IA 50072

$\frac{1}{2}$ \$270,000

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Chase Everette Varley and Rachel Ann Varley, a married couple**, do hereby convey unto **Rodney D. Ryan and Jeanine R. Ryan, a married couple**, as **Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:


Lot Sixteen (16) of Williamson Addition Plat One (1) to the City of Earlham, Madison County, Iowa

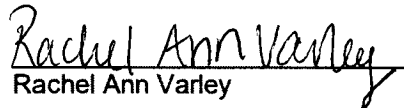


SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

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.

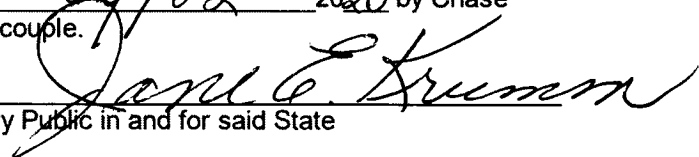

Chase Everette Varley


Rachel Ann Varley

STATE OF Iowa)
COUNTY OF Madison)

SS:

This instrument was acknowledged before me on 06/02 2020 by Chase Everette Varley and Rachel Ann Varley, a married couple.


Notary Public in and for said State

