

CONSIDERATION \$224,000

BK: 2020 PG: 654
Recorded: 3/4/2020 at 10:10:50.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$357.60
LISA SMITH RECORDER
Madison County, Iowa

This instrument prepared by:
, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309
Phone No.: (515)453-4612

Mail tax statements and return document to:
Sean P. Wood and Tressa L. Wood, 450 2nd St. NW, Earlham , IA 50072

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Caleb Crittenden and Rosalie Crittenden, a married couple**, do hereby convey unto **Sean P. Wood and Tressa L. Wood, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

The West 151 feet of Lot One (1), EXCEPT the North 150 feet thereof; AND the West 1 foot of the North 150 feet of said Lot One (1); AND the East 94 ½ feet of Lot Two (2); ALL in Block One (1) of Wilson's Addition to the Town of Earlham, Madison County, Iowa.

Order No.: 808-10511/JV

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.


Caleb Crittenden


Rosalie Crittenden

STATE OF Iowa)
COUNTY OF Dallas) SS:

This instrument was acknowledged before me on 02-28 - 2020 by Caleb Crittenden and Rosalie Crittenden, a married couple.


Notary Public in and for said State

