ument 2021 2184

Book 2021 Page 2184 Type 03 001 Pages 2 Date 5/27/2021 Time 12:12:09PM Rec Amt \$12.00 Aud Amt \$5.00 INDX Rev Transfer Tax \$671.20 **ANNO** Rev Stamp# 238 DOV# 236 SCAN

CHEK

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

\$420,000

Preparer: Danielle Guisinger, 2202 Woodlands Pkway, Clive, IA 50325 515-371-0117

✓axpayer Information and Return To: Erin Gannon, 133 - 24 St, West Des Moines, IA 50266

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, Heritage Commercial, L.L.C., a Limited Liability Company organized and existing under the laws of the State of Iowa does hereby Convey to Erin Gannon and Dustin Smith, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

The Northeast Fractional Quarter (1/4) of the Northwest Quarter (1/4) of Section Two (2), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "F" located therein, containing 10.41 acres, as shown in Plat of Survey filed in Book 2006, Page 3978, on September 28, 2006, in the Office of the Recorder of Madison County, Iowa

Subject to all covenants, restrictions and easements of record.

The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it 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 it covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

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: 5-25-202	
	Heritage Commercial, L.L.C., an Iowa
	Limited Liability Company
Ву:	Conflower)/1
Heather Ann Starr Commission Number 824384 My Commission Expires March 19, 2023	Printed Name
	Mg∽ Title
STATE OF TOWA) ss: COUNTY OF Wad (som)	
This record was acknowledged before n by Cody Hutton & Demy Octomers managed Commercial, L.L.C., an Iowa Limited Liability Commercial	ne on Way 25, 2021 company. of Heritage
	Notary Public in and for said State