

BK: 2021 PG: 2478
Recorded: 6/15/2021 at 1:01:52.0 PM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$546.40
LISA SMITH RECORDER
Madison County, Iowa

Return To: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, Iowa 50273
Taxpayer: Ty Mapes and Marsha Mapes, 305 S. 16th Ave., Winterset, IA 50273
Preparer: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: 515-462-3731



WARRANTY DEED JOINT TENANCY

For the consideration of Three Hundred Forty-Two Thousand Dollar(s) and other valuable consideration, Jeremy R. Thornburg and Britta L. Thornburg, Husband and Wife, do hereby Convey to Ty Mapes and Marsha Mapes, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

See attached legal description

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, and as masculine or feminine gender, according to the context.

Dated: June 11, 2021

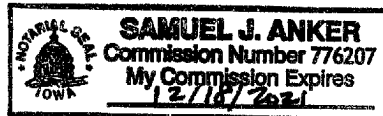
A handwritten signature of Jeremy R. Thornburg in black ink.

Jeremy R. Thornburg, Grantor

Britta L. Thornburg
Britta L. Thornburg, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on June 11, 2021 by
Jeremy R. Thornburg and Britta L. Thornburg.



Samuel J. Anker
Signature of Notary Public

A tract of land located in the West Half (1/2) of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-Six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa, more particularly described as follows, to-wit: Commencing in the middle of the public highway at the Southwest corner of the North Half (1/2) of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Thirty-six (36), and running thence East 251.95 feet, thence North 176 feet, thence West 251.95 feet to the middle of said highway, thence South 176 feet to the point of beginning; **AND** the East 121.64 feet of the North 16.33 feet of the West 3 1/2 acres of the North 36 rods and 8 feet of the South Half (1/2) of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Thirty-six (36) (subject to road right of way)