



Document 2021 2658

Book 2021 Page 2658 Type 03 001 Pages 2
 Date 6/28/2021 Time 12:05:52PM
 Rec Amt \$12.00 Aud Amt \$5.00
 Rev Transfer Tax \$908.80
 Rev Stamp# 294 DOV# 292
 LISA SMITH, COUNTY RECORDER
 MADISON COUNTY IOWA

INDX
 ANNO
 SCAN
 CHEK

✓ **Return To:** Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067
Taxpayer: Alex Broadbent and Jodi Broadbent, 2523 225th Trail, Winterset, IA 50273
Preparer: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067,
 Phone: (515) 462-4912

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WARRANTY DEED JOINT TENANCY

CTY110477

For the consideration of \$568,140.00 Dollar(s) and other valuable consideration, Patricia Denise Tull and Mitchell L. Tull, Wife and Husband, and Angela Janiece Smith, a Single Person, do hereby Convey to Alex Broadbent and Jodi Broadbent, as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common, the following described real estate in Madison County, Iowa:

The Northwest Quarter (¼) of the Southwest Quarter (¼); AND all that part of the Southwest Quarter (¼) of the Northwest Quarter (¼) lying South of the public highway located therein; AND the West Half (½) of the Southeast Quarter (¼) of the Northwest Quarter (¼); ALL in Section Twenty-three (23), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT all that part of Parcel "A" located therein, as shown in Amended Plat of Survey filed in Book 2005, Page 2379 on May 26, 2005, in the Office of the Recorder in Madison County, Iowa.



Subject to the following restrictions: The real estate shall not subdivided and shall not be developed to include any more than one residential dwelling per 40 acre parcel. These restrictions shall expire June 30, 2036 or upon the death of Alex Broadbent, whichever occurs last, but in no event beyond June 30, 2042.

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 24, 2021.

Patricia Denise Tull

Patricia Denise Tull, Grantor

Mitchell Tull

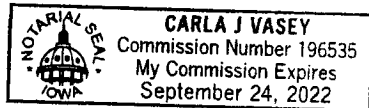
Mitchell Tull, Grantor

Angela Janiece Smith

Angela Janiece Smith, Grantor

STATE OF IOWA, COUNTY OF Madison

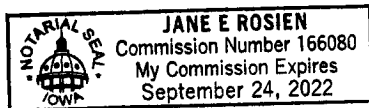
This record was acknowledged before me on June 24, 2021 by Patricia Denise Tull and Mitchell Tull.



Carla J Vasey
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on June 24, 2021 by Angela Janiece Smith.



Jane E Rosien
Signature of Notary Public