

BK: 2021 PG: 2786  
Recorded: 7/7/2021 at 8:35:24.0 AM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$1,311.20  
LISA SMITH RECORDER  
Madison County, Iowa

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This instrument prepared by:  
ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 – 73<sup>rd</sup> Street, Urbandale, Iowa 50322 Phone # (515) 271-7770  
Return document to and mail tax statements to:  
JUSTIN AND MELANIE CARLSON, 1401 Juniper Trail, Earlham, Iowa 50072 File # RESC / CVG (rfb)

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## WARRANTY DEED

Legal:        **The North Half of the Northeast Quarter of the Northeast Quarter (N ½ NE ¼ NE ¼) of Section 28, Township 77 North, Range 28, West of the 5<sup>th</sup> P.M., Madison County, Iowa**


Address:     1401 Juniper Trail, Earlham, Iowa 50072

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Ty Mapes and Marsha Mapes, a married couple**, do hereby convey the above-described real estate to **Justin R. Carlson and Melanie J. Carlson, a married couple**, as Joint Tenants with full rights of survivorship and not as Tenants in Common.

### SUBJECT TO ALL 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 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 relinquish 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.

STATE OF <u>Iowa</u> ) COUNTY OF <u>Polk</u> ) SS:	Dated: <u>6-28</u> , 2021
On this <u>28<sup>th</sup></u> day of <u>June</u> , 2021, before me the undersigned, a Notary Public in and for said State, personally appeared <b>Ty Mapes and Marsha Mapes, a married couple</b> , to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that those persons executed the same as their voluntary act and deed.	<u>Ty Mapes</u> Ty Mapes
 _____ Notary Public in and for said State	<u>Marsha Mapes</u> Marsha Mapes

