



Document 2021 3079

Book 2021 Page 3079 Type 03 001 Pages 2

Date 7/23/2021 Time 11:49:55AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$635.20

Rev Stamp# 361 DOV# 356

INDX

ANNO

SCAN ✓

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

#397,500

This instrument prepared by:

JOSEPH F WALLACE, 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:

Anthony Hager and Stephanie Marie Hager, 1008 Hull Ct, Earlham, IA 50072

F1011103

## WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Kevin B Curran and Mary B Curran, a married couple**, do hereby convey unto **Anthony Hager and Stephanie Marie Hager, a married couple**, as **Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

**The West Twenty-Four (24) Rods of the North Forty (40) Rods of the East Half (1/2) of the Northeast Fractional Quarter (1/4) of Section One (1), Township Seventy-Seven (77), Range Twenty-Nine (29), West of the 5th P.M., Madison County, Iowa.**

North

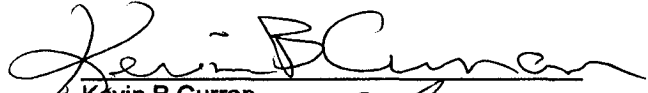



Order No.: 808-17976/TP

**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.

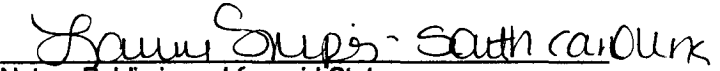
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

  
Kevin B Curran  
  
Mary B Curran

STATE OF South Carolina )  
COUNTY OF Aiken ) SS:

This instrument was acknowledged before me on July 12<sup>th</sup> 2021 by Kevin B Curran and Mary B Curran, a married couple.



  
Notary Public in and for said State