

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)453-4684

Mail tax statements and return document to:

David Marsh and Shelley Marsh, 145 Walnut Ave SW, Earlham, IA 50072

WARRANTY DEED

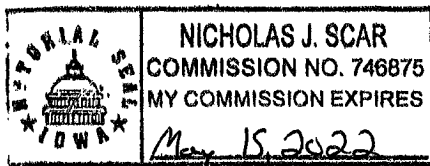
For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Barbara K. Brott and Dennis Wayne Brott, a married couple, and Delbert R. McDaniel and Michele Lynn McDaniel, a married couple**, do hereby convey unto **David Marsh and Shelley Marsh, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

A tract of land located in the Southeast Quarter (¼) of the Southeast Quarter (¼) of Section One (1), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, and more particularly described as follows, to-wit: Commencing 40 feet West and 576.15 feet North of the Southeast corner of said Section One (1), which is the point of beginning, thence North 222.15 feet to the South line of the railroad right of way, thence Northwesterly along said right of way 202.8 feet, thence South Parallel with the East section line to a point due West of the point of beginning, thence East to the point of beginning, EXCEPT Parcel "H" located therein, containing 2,564 square feet, more or less, as shown in Plat of Survey filed in Book 2016, Page 757 on March 30, 2016 in the Office of the Recorder of Madison County, Iowa

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.



Barbara K. Brott
Barbara K. Brott

Dennis W. Brott
Dennis Wayne Brott

Dennis R. McDaniel
Dennis R. McDaniel
delbart

Michelle Lynn McDaniel
Michelle Lynn McDaniel
Michelle

STATE OF Iowa)
COUNTY OF Madison)

SS:

This instrument was acknowledged before me on September 1st 2021 by Barbara K. Brott and Dennis Wayne Brott, a married couple, and Dennis R. McDaniel and Michelle Lynn McDaniel, a married couple

[Signature]
Notary Public in and for said State