



Document 2021 378

Book 2021 Page 378 Type 03 001 Pages 2

Date 1/29/2021 Time 2:43:18PM

Rec Amt \$12.00 Aud Amt \$5.00

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

SPECIAL WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (name, address, and phone number)

William W. Graham
400 Locust Street, Suite 380
Des Moines, IA 50309
Phone: (515) 288-6440

Taxpayer Information: (name and complete address)

Carol Lynne Coll
1444 Walnut Lane
Cummings, IA 50061

E ✓ Return Document To: (name and complete address)

William W. Graham
400 Locust Street, Suite 380
Des Moines, IA 50309

Grantors:

One Saddle, LLC, an Iowa limited liability company

Grantee:

Carol Lynne Coll, a single person

Legal Description: See Page 2

Document or instrument number of previously recorded documents: 2020, 4946

William W. Graham/AT0002953

Special Warranty Deed

For the consideration of One (\$1.00) Dollar and other valuable consideration, One Saddle, LLC, an Iowa limited liability company, does hereby convey to Carol Lynne Coll, a single person, the following described real estate in Madison County, Iowa:

Lot Four (4) of Knoufs Rural Estates Sub-District, a subdivision of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-five (25), in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa

Locally known as 1444 Walnut Lane, Cumming, Iowa.

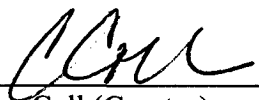
Subject to easements and restrictions of record.

This Deed and transfer is exempt from transfer tax and declaration of value and groundwater hazard statements under Exemption No. 15 and 21 (consideration of \$500 or less) as set out in Iowa Code Section 428A.

Grantor does Hereby Covenant with grantee, and successors in interest to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under them, except as may be above stated. 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, as a masculine or feminine gender, according to the context.

Dated: January 21, 2021

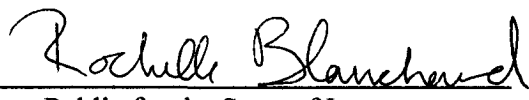
ONE SADDLE, LLC



Carol Lynne Coll (Grantor)

STATE OF IOWA)
) ss:
COUNTY OF POLK)

This instrument was acknowledged before me on the 21 day of January, 2021, by Carol Lynne Coll.



Notary Public for the State of Iowa

