

BK: 2021 PG: 3804
Recorded: 9/10/2021 at 8:36:47.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$583.20
LISA SMITH RECORDER
Madison County, Iowa

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306
Return and
Tax Statement: Joseph Edwards and Jane Hutton-Edwards, 3381 265th Street, St. Charles, IA, 50240

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, Jennifer S. Sandusky a/k/a Jennifer Sue Sandusky f/k/a Jennifer S. Dixon, a single person, (the "Grantor"), does hereby Convey to Joseph Edwards and Jane Hutton-Edwards, a married couple (the "Grantees"), as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

The West Ten (10) Acres of the Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section Twenty-five (25), Township Seventy-five (75) North, Range Twenty-six (26), West of the 5th P.M., Madison County, Iowa.

Subject to all covenants, restrictions and easements of record.

Grantor does hereby covenant with Grantees, and successors in interest, that Grantor holds the real estate by title in fee simple; that Grantor has 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 Grantor covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

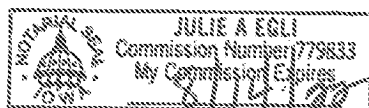
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context

Dated the 2nd day of September, 2021.

Jennifer S. Sandusky
Jennifer S. Sandusky (Grantor)

STATE OF Iowa COUNTY OF Madison

This record was acknowledged before me on Sept 2, 2021, by Jennifer S. Sandusky.



[Signature]
Notary Public in and for the State of Iowa