



Document 2021 3829

Book 2021 Page 3829 Type 03 001 Pages 2
Date 9/13/2021 Time 11:15:25AM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$159.20
Rev Stamp# 478 DOV# 473
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

\$100,000

Return To: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, Iowa 50273-0067
Taxpayer: Ashley Jacobs and Christopher Alan Jacobs, 455 2nd Street S.E., Truro, IA 50257
Preparer: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, Iowa 50273-0067,
Phone: (515) 462-4912



WARRANTY DEED - JOINT TENANCY

REG112738-MDK

For the consideration of ----One Hundred Thousand Dollar(s)---- and other valuable consideration, Matthew Rachau and Michelle Elizabeth Rachau, Husband and Wife, do hereby Convey to Ashley Jacobs and Christopher Alan Jacobs, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

Parcel "B" located in the Southwest Quarter (¼) of the Southwest Quarter (¼) of Section Fifteen (15), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Truro, Madison County, Iowa, as shown in Plat of Survey filed in Town Plat Book 2, Page 273 on April 18, 1996 in the Office of the Recorder of Madison County, Iowa, EXCEPT the West 99.65 feet thereof.



Grantors do Hereby Covenant with grantees, and successors in interest, that 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 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.

Dated: August 21, 2021.

Matthew Rachau

Michelle Elizabeth Rachau

STATE OF TEXAS, COUNTY OF Montgomery

This record was acknowledged before me on August 21, 2021, by Matthew Rachau and Michelle Elizabeth Rachau.

Kendra Dempsey
Signature of Notary Public

