



Document 2021 4252

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Date 10/13/2021 Time 11:59:40AM

Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$509.60

Rev Stamp# 527 DOV# 520

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

\$39,000^u

Preparer: David C. Pulliam, 4201 Westown Pkwy, Ste 250, West Des Moines, IA 50266 (515) 283-1801 (244PR)

Return To: Rachel Bruns, 570 Sycamore Ave NE, EARLHAM, IA 50072

Taxpayer Information: Rachel Bruns, 570 Sycamore Ave NE, EARLHAM, IA 50072

21B116830

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Quentin Christensen and Erin Christensen, a married couple**, do hereby Convey to **Rachel Bruns, a single person**, the following described real estate:

$\frac{1}{2}$ The East 172 feet of Lots 23, 24, 25, and 26 in Block Two (2) of Johnson's Addition to the Original Town of Earlham, Madison County, Iowa;



Subject to all covenants, restrictions and easements of record.

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: 10-11-21

Quentin Christensen

Erin Christensen

STATE OF Iowa)
COUNTY OF Madison) ss:

This record was acknowledged before me on 10-11-21, by Quentin Christensen and Erin Christensen, a married couple.

Notary Public in and for said State

