



Document 2022 1009

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Date 4/06/2022 Time 12:35:14PM
Rec Amt \$17.00 Aud Amt \$10.00
Rev Transfer Tax \$252.00
Rev Stamp# 120 DOV# 115
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

\$158,000

**WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet**

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
515-462-3731

Taxpayer Information: Erik C. Miller and Rachel L. Miller, 3178 Clanton Creek Road, Peru,
IA 50222

✓ **Return Document To:** Erik C. Miller, 3178 Clanton Creek Road, Peru, IA 50222

Grantors: Ernest Carl Miller and Mary Miller

Grantees: Erik C. Miller and Rachel L. Miller

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of One Hundred Fifty-Eight Thousand Dollar(s) and other valuable consideration, Ernest Carl Miller, a/k/a Carl Miller, a/k/a Ernest C. Miller and Mary Miller, Husband and Wife, do hereby Convey to Erik C. Miller and Rachel L. Miller, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

See description attached.

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: April 1, 2022

Ernest Carl Miller
Ernest Carl Miller, Grantor

Mary Miller
Mary Miller, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on

April 1, 2022

by

Ernest Carl Miller and Mary Miller.



Kim Leonard
Signature of Notary Public

Legal Description

The Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Twenty-one (21), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; AND that part of the Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section Twenty-eight (28), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, lying north of the county road; EXCEPT that part of Parcel E, located in the South Half ($\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of said Section Twenty-one (21), and in the North Half (N $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Said Section Twenty-eight (28), as shown in Plat of Survey recorded June 12, 2014 in Book 2014 at Page 1402 in the Office of the Recorder of Madison County, Iowa.