



Document 2022 1076

Book 2022 Page 1076 Type 03 001 Pages 2

Date 4/13/2022 Time 12:11:43PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$107.20

ANNO

Rev Stamp# 125 DOV# 122

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$17,500⁰⁰

WARRANTY DEED
Recorder's Cover Sheet

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

Taxpayer Information: Joel M. Adams, 1521 Madisyn Cr, Winterset, IA 50273 and Sarah Adams

Return Document To: Joel M. Adams, 1521 Madisyn Cr, Winterset, IA 50273

Grantors: Myrna Moore

Grantees: Joel M. Adams and Sarah Adams

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Sixty-Seven Thousand Five Hundred Dollar(s) and other valuable consideration, Myrna Moore, a single individual, does hereby Convey to Joel M. Adams and Sarah Adams, as husband and wife as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

A tract of land located in the Northeast Quarter (¼) of the Northwest Quarter (¼) of Section Thirty-five (35), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 2.778 Acres, as shown in Plat of Survey filed in Book 2, Page 89 on January 15, ~~1998~~¹⁹⁸⁸, in the Office of the Recorder of Madison County, Iowa.



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: 4-12-2022

Myrna Moore
Myrna Moore, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on April 12, 2022 by
Myrna Moore.



Kim Leonard
Signature of Notary Public