



Document 2022 751

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Date 3/14/2022 Time 10:35:52AM

Rec Amt \$7.00 Aud Amt \$5.00

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

✓ **Return To/Taxpayer:** Scott Pettit and Melissa Pettit, 1515 Iris Avenue, Creston, IA 50801
Preparer: Loretta L Harvey, 109 W. Montgomery Street Creston, Iowa 50801, Phone: (641) 782-7051

WARRANTY DEED - JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration, **Linda K. Jennings, a single person**, does hereby Convey to **Scott Pettit and Melissa Pettit, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common**, the following described real estate in Madison County, Iowa:

The Northwest Quarter of the Northeast Quarter (NW¼NE¼) of Section Twenty-four (24), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

This deed is exempt from documentary stamps under Chapter 428A.2(21), Code of 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.

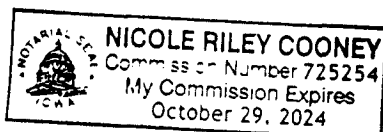
Dated: March 8, 2022

Linda K. Jennings
Linda K. Jennings, Grantor

ACKNOWLEDGMENT

STATE OF IOWA, COUNTY OF UNION

This record was acknowledged before me on 3/8/2022, by Linda K. Jennings.



Nicole Riley Cooney
Signature of Notary Public