



Document 2022 816

Book 2022 Page 816 Type 03 001 Pages 1

Date 3/21/2022 Time 12:11:20PM

Rec Amt \$7.00 Aud Amt \$10.00

Rev Transfer Tax \$434.40

Rev Stamp# 89 DOV# 85

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$271,950

Preparer: David C. Pulliam, 4201 Westown Pkwy, Ste 250, West Des Moines, IA 50266 (515) 283-1801 (GM121088)

Return To: Erik Wyatt Miller, 2471 321st Lane, Peru, IA 50222

Taxpayer Information: Erik Wyatt Miller, 2471 321st Lane, Peru, IA 50222

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, Erik Miller and Rachel Miller, a married couple, do hereby Convey to Erik Wyatt Miller, a single person, the following described real estate:

Parcel "E" located in the South Half (1/2) of the Southeast Quarter (1/4) of Section Twenty-one (21), AND in the North Half (1/2) of the Northeast Quarter (1/4) of Section Twenty-eight (28), all in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 5.85 acres, as shown in Plat of Survey filed in Book 2014, Page 1402 on June 12, 2014, in the Office of the Recorder of 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.

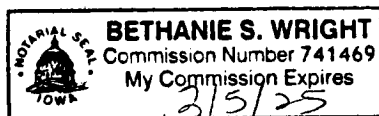
Dated: March 16, 2022

Erik Miller
Erik Miller

Rachel L Miller
Rachel Miller

STATE OF Iowa)
COUNTY OF Polk) ss:

This record was acknowledged before me on March 16, 2022, by Erik Miller and Rachel Miller, a married couple.



[Signature]
Notary Public in and for said State