

BK: 2022 PG: 832
Recorded: 3/23/2022 at 10:36:06.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$759.20
LISA SMITH RECORDER
Madison County, Iowa

Return To: Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072
Taxpayer: Daniel D. and Summer D. Ory, 1922 – 105th Street, Earlham, Iowa 50072
Preparer: Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of \$475,000.00 and no/100ths Dollar(s) and other valuable consideration, **ORY BROTHERS, INC.**, a corporation organized under the laws of the State of Iowa, does hereby convey to **DANIEL D. ORY and SUMMER D. ORY, a married couple, as joint tenants with full rights of survivorship, and not as tenants in common**, the following described real estate in Madison County, Iowa:

The North Half (½) of the Southwest Quarter (¼) of Section Three (3), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, **EXCEPT** the Railroad right-of-way located therein; **AND EXCEPT** Parcel "E", located therein, containing 3.01 acres, as shown in Plat of Survey filed in Book 2014, Page 2754 on November 3, 2014, in the Office of the Recorder of Madison County, Iowa: **AND** all that part of the Southwest Quarter (¼) of the Southwest Quarter (¼) of said Section Three (3) lying North of the Railroad Right-of-Way.

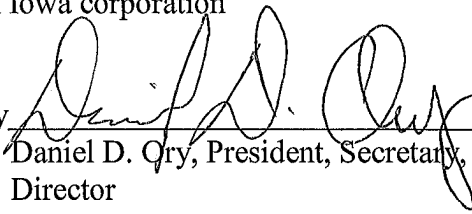
The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: March 23, 2022.

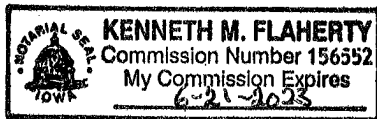
ORY BROTHERS, INC.
an Iowa corporation

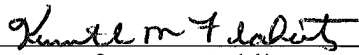
By


Daniel D. Ory, President, Secretary, Treasurer,
Director

STATE OF IOWA, COUNTY OF MADISON, ss:

This record was acknowledged before me on March 23rd, 2022, by Daniel D. Ory as President, Secretary, Treasurer, and Director of Ory Brothers, Inc.




Signature of Notary Public