

BK: 2023 PG: 32  
Recorded: 1/10/2023 at 9:32:00.0 AM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$0.00  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

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

**Preparer Information:** James E. Van Werden, 1009 Main Street, Adel, IA 50003-1454,  
Phone: 515-697-4284

**Taxpayer Information:** Kelli J. and Daniel P. Mitchell, 3406 Prairie Falcon Dr., Richmond, TX  
77469

**Return Document To:** James E. Van Werden, 1009 Main Street, Adel, IA 50003-1454

**Grantors:** Kelli J. Mitchell and Daniel P. Mitchell

**Grantees:** Kelli J. and Daniel P. Mitchell, wife and husband

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



## WARRANTY DEED

For the consideration of One Dollar and other valuable consideration, Kelli J. Mitchell and Daniel P. Mitchell, do hereby Convey to Kelli J. Mitchell and Daniel P. Mitchell, wife and husband, as joint tenants with full rights of survivorship and not as Tenants in Common, the following described real estate in Madison County, Iowa:

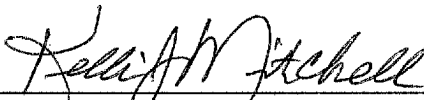
**This deed is exempt according to Iowa Code 428A.2(20).**

North Fractional Half of the Northeast Quarter ( N fl 1/2 NE 1/4) of Section Three (3), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., 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.

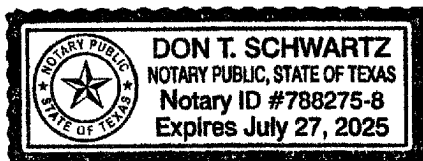
Dated: 2/3/2022

  
Kelli J. Mitchell, Grantor

  
Daniel P. Mitchell, Grantor

STATE OF TEXAS, COUNTY OF FORT BEND

This record was acknowledged before me on February 3 2022 by Kelli J. Mitchell and Daniel P. Mitchell, married.



  
Signature of Notary Public