

\$386,500.00

BK: 2024 PG: 3114

Recorded: 12/23/2024 at 10:59:25.0 AM

Pages 2

County Recording Fee: \$17.00

Iowa E-Filing Fee: \$3.00

Combined Fee: \$20.00

Revenue Tax: \$617.60

BRANDY L. MACUMBER, RECORDER

Madison County, Iowa

This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309

Phone No.: (515)453-4684

Mail tax statements and return document to:

Morgan Halifax, 1933 Elmwood Ave, Earlham, IA 50072

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Wade T. Snyder, a single person**, does hereby convey unto **Morgan Halifax, a single person, and Nicholas Rude, a single person, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

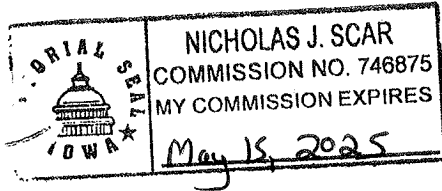
Parcel "B" located in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-two (22), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 3.448 acres, as shown in Plat of Survey filed in Book 3, Page 195 on March 19, 1998, in the Office of the Recorder of Madison County, Iowa.

Order No.: 808-30320/MC

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantees, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor 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 Grantor covenants 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.

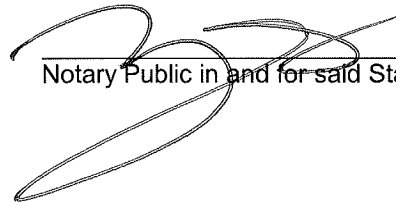
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.




Wade T. Snyder

STATE OF Iowa)
COUNTY OF Madison) SS:

This instrument was acknowledged before me on December 16 2021 by Wade T. Snyder, a single person.


Notary Public in and for said State