



BK: 2019 PG: 1928
Recorded: 6/28/2019 at 10:39:00.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$23.20
LISA SMITH RECORDER
Madison County, Iowa



WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Unes J. Booth, 122 W. Jefferson Street, Osceola, Iowa 50213
Phone: (641) 342-2619

Taxpayer Information: (Name and complete address)
Ann Evison and Dave Balerud, 3386 Quail Ridge Trail, Truro, Iowa 50257

Return Document To: (Name and complete address)
Ann Evison and Dave Balerud, 3386 Quail Ridge Trail, Truro, Iowa 50257

Grantors:
Mary Ann Evison

Grantees:
Ann Evison
Dave Balerud

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of ONE Dollar(s)
and other valuable consideration, Mary Ann Evison, a single person,

do hereby Convey to
Ann Evison and Dave Balerud, 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: The East One-half (E½) of the Southeast Quarter of the
Southwest Quarter (SE¼ SW¼) of Section Thirty-five (35), Township Seventy-four (74) North, Range
Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

Given in partial fulfillment of a contract dated June 19, 2008 and recorded in book 2008, page 2026
in the amount of \$15,000.

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 on 6-28-19.

Mary Ann Evison

Mary Ann Evison (Grantor)

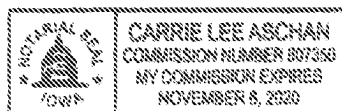
(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Clarke

This record was acknowledged before me on June 28, 2019, by Mary Ann Evison



Carrie Lee Aschan
Signature of Notary Public