

Document 2021 1114

Book 2021 Page 1114 Type 03 001 Pages 2
Date 3/18/2021 Time 10:58:07AM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$472.80
Rev Stamp# 117 DOV# 118
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

Preparer: Danielle Guisinger, 2202 Woodlands Pkway, Clive, IA 50325 (515) 3710117

✓ Taxpayer Information and Return To:
Ayrin E. Hamner-Ripperger, 2348 Willow Bend Trail, Saint Charles, IA 50240

2210677

LHF 101225-DCP

WARRANTY DEED

\$295,635.00

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Steven L. Van Buskirk and Susan E. Van Buskirk, a married couple**, do hereby Convey to **Ayrin E. Hamner-Ripperger and Thomas J. Burns**, as joint tenants with full rights of survivorship and not as tenants in common, in the following described real estate:

Parcel "C" located in the Northwest Quarter (¼) of the Southeast Quarter (¼) of Section Eleven (11), Township Seventyfive (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 3.838 acres, as shown in Plat of Survey filed in Book 2005, Page 5366 on November 4, 2005, in the Office of the Recorder of Madison County, Iowa, excepting therefrom the county road right of way

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.

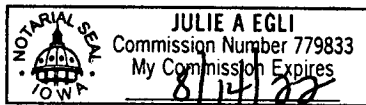
Dated: 3-15-21

Steven L. Van Buskirk
Steven L. Van Buskirk

Susan E. Van Buskirk
Susan E. Van Buskirk

STATE OF Iowa)
COUNTY OF Madison) ss:

This record was acknowledged before me on March 15, 2021,
by Steven L. Van Buskirk and Susan E. Van Buskirk, a married couple.



[Signature]
Notary Public in and for said State