



WARRANTY DEED - JOINT TENANCY

Return to: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273

Taxpayer: Kevin D. Reynolds and Kimberly K. Reynolds, 2463 Bevington Park Road, St. Charles, IA 50240

Preparer: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273; 515-462-3731

For the consideration of \$492,500.00 Dollar(s) and other valuable consideration, Charles R. Strawn and Audrey J. Strawn, Husband and Wife do hereby Convey to Kevin D. Reynolds and Kimberly K. Reynolds,

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa: Parcel "N" located in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Fourteen (14), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 20.00 acres, as shown in Plat of Survey filed in Book 2020, Page 4523 on November 23, 2020, in the Office of the Recorder of 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 on 04/05/2021

Charles R. Strawn

Charles R. Strawn (Grantor)

Audrey J. Strawn

Audrey J. Strawn (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 4/5/2021, by Charles R. Strawn and Audrey J. Strawn



Mark L. Smith
Signature of Notary Public