



Document 2021 1702

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Date 4/27/2021 Time 2:18:21PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$439.20

ANNO

Rev Stamp# 175 DOV# 176

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

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)453-4618

✓ Mail tax statements and return document to:
Kyle Cheney and Mackenzie Rittler-Cheney, 545 NE Cherry Ave, Earlham, IA 50072

LIN 105113

$\frac{1}{2}$

WARRANTY DEED

\$275,000⁰⁰

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **David Kroeger and Pamela Kroeger, a married couple**, do hereby convey unto **Kyle Cheney and Mackenzie Rittler-Cheney, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

Lots One (1), Two (2), Three (3) and Four (4) of Fancher's Addition to the Town of Earlham, Madison County, Iowa.

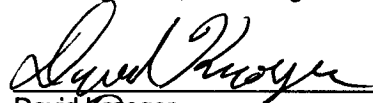


Order No.: 808-16920/BL

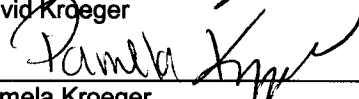
SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors 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.



David Kroeger

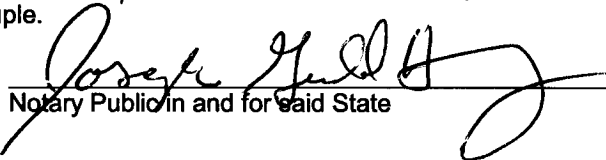


Pamela Kroeger

STATE OF Iowa)
COUNTY OF Polk)

SS:

This instrument was acknowledged before me on 4-20 2021 by David Kroeger and Pamela Kroeger, a married couple.



Notary Public in and for said State

