CONSIDERATION \$645,000

BK: 2021 PG: 1800

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County Recording Fee: \$17.00

lowa E-Filing Fee: \$3.00 Combined Fee: \$20.00 Revenue Tax: \$1,031.20 LISA SMITH RECORDER Madison County, Iowa

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

Taxpayer Information and Return To:

Adam Hartung, 1162 Prairieview Ave., Van Meter, IA 50261

## WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Kevin Nikolai and Mariette T. Nikolai, a married couple,** do hereby Convey to **Adam Hartung and Katherine J. Hartung, a married couple,** as joint tenants with full rights of survivorship and not as tenants in common, in the following described real estate:

The North Half (½) of the Southwest Quarter (¼) of Section Ten (10), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPT the following described tracts, towit: 1. A tract of land located in the Northwest Quarter (¼) of the Southwest Quarter (¼) of said Section Ten (10), containing 6.450 acres, as shown in Plat of Survey filed in Book 2, Page 337 on September 21, 1992, in the Office of the Recorder of Madison County, Iowa; 2. Parcel "A" located in the North Half (½) of the Southwest Quarter (¼) of said Section Ten (10), containing 10.00 acres, as shown in Plat of Survey filed in Book 3, Page 627 on September 13, 2000, in the Office of the Recorder of Madison County, Iowa; 3. Parcel "B" located in the NorthHalf (½) of the Southwest Quarter (¼) of said Section Ten (10), containing 26.606 acres, as shown in Plat of Survey filed in Book 2, Page 760 on March 6, 1997, in the Office of the Recorder of Madison County, Iowa; AND

Parcel "A" located in the North Half ( $\frac{1}{2}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of Section Ten (10), Township Seventyseven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, lowa, containing 10.00 acres, as shown in Plat of Survey filed in Book 3, Page 627 on September 13, 2000, in the Office of the Recorder of Madison County, lowa.

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: <u>4-29-21</u>	Muya Tukalar
	Kevin Nikolai
	Marute Nicolai
	Mariette T. Nikolai
STATE OF 16wa )	
COUNTY OF Polk ) ss:	,
This record was acknowledged before me on $\frac{4/29/21}{29/21}$ by Kevin Nikolai and Mariette T. Nikolai, a married couple.	
by Reviii Mikolai and Manette , , , and and	
	Oren Starl
AN OPEC CTEMARN	Notary Public in and for said State

Commission Number 783836 My Commission Expires April 25, 2023