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Date 5/20/2021 Time 12:48:07PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$103.20

Rev Stamp# 222 DOV# 219

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

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)453-5724

E ✓

Mail tax statements and return to:

Andrew J. Barden and Lindsay D. Barden, 470 NE Bowman Drive, Waukee, IA 50263

$\frac{2}{3}$

\$65,000

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Zuendel Investments, Inc., a corporation**, does hereby convey unto **Andrew J. Barden and Lindsay D. Barden, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

Lot Thirty-six (36) of Cedar Woods Plat One (1), City of Winterset, Madison County, Iowa.




Order No.: 808-17370/CC

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantor hereby covenants with Grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 the Grantor covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

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.

Zuendel Investments, Inc.



Michael T. Zuendel
President

STATE OF Iowa)
)
COUNTY OF Polk) SS:

This instrument was acknowledged before me on May 11, 2021 by Michael T. Zuendel as President of Zuendel Investments, Inc..

Carolyn L. Zuendel, IA, Notary Public
Notary Public in and for said State

