

BK: 2021 PG: 3205
Recorded: 8/2/2021 at 11:43:12.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$465.60
LISA SMITH RECORDER
Madison County, Iowa

Return To: Jason Springer, 148 W. 2nd Street, Suite 4, MADRID, IA 50156

Taxpayer: Jim Christensen, 1256 Upland Lane, Van Meter, IA 50261

Preparer: Jason Springer, 148 W. 2nd Street, Suite 4, MADRID, IA 50156, Phone: (515) 419-1471



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Everett L. Kenoyer and Sheri Kenoyer aka Sheri S. Kenoyer, husband and wife,, do hereby Convey to Jim Christensen, the following described real estate in Madison County, Iowa:

Lot Two (2), Three (3), and Four (4) in Kenoyers Upland, Plat 1, located in the North Half (½) of the North Half (½) of the Southeast Quarter (¼) of Section Sixteen (16), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa

This deed is in fulfillment of real estate contract dated January 20, 2020 and filed on January 24, 2020 in Book 2020 at Page 254 from Everett L. Kenoyer and Sheri S. Kenoyer, husband and wife, to Jim Christensen.

This deed is also in fulfillment of real estate contract dated July 12, 2019 and filed on August 5, 2019 in Book 2019 and Page 2398 from Everett L. Kenoyer and Sheri Kenoyer, husband and wife, to Jim Christensen.

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.

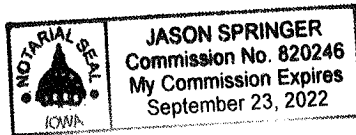
Dated: 7-21-2021.

Everett L. Kenoyer
Everett L. Kenoyer, Grantor

Sheri S. Kenoyer
Sheri Kenoyer aka Sheri S. Kenoyer, Grantor

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on 7-21-21 by
Everett L. Kenoyer and Sheri Kenoyer aka Sheri S. Kenoyer, husband and wife,.



[Signature]
Signature of Notary Public