



Document 2021 3231

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Date 8/03/2021 Time 10:38:48AM

Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$351.20 ANNO

Rev Stamp# 388 DOV# 382 SCAN

LISA SMITH, COUNTY RECORDER CHEK

MADISON COUNTY IOWA

\$220,000

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:

R. Charles Bottenberg
100 Court Avenue, Suite 600
Des Moines, IA 50309
(515) 246-0335

FD110554
P215005

Taxpayer Information:

Joel Raymond Knutson
2419 St Charles Road
Winterset, IA 50273

✓ **Return Document To:**

R. Charles Bottenberg
100 Court Avenue, Suite 600
Des Moines, IA 50309

Grantors:

Dave Woodyard

Grantees:

Joel Raymond Knutson

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Dave Woodyard, a single person, does hereby convey to Joel Raymond Knutson, a married man, the following described real estate in Madison County, Iowa:

A parcel of land described as commencing at the Southwest corner of Section Nine (9) in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, which is the point of beginning; thence North 1°04' East 957.7 feet along the West line of said Section Nine (9) to the North line of the South 30 acres of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW1/4) of said Section; thence North 89°05' East, 787 feet along the North line of said 30 acres; thence South 1°04' West, 970.3 feet to the South line of said Section; thence North 90° 00' West, 787.7 feet to the point of beginning, containing 17.4282 Acres.

Grantor does hereby covenant with Grantee(s), and successors in interest, that Grantor holds the real estate by title in fee simple; that Grantor 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 Grantor(s) 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.

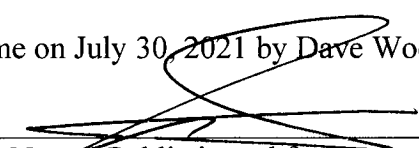
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: July 30, 2021.


Dave Woodyard

STATE OF IOWA, COUNTY OF **POLK**) ss:

This record was acknowledged before me on July 30, 2021 by Dave Woodyard.


Notary Public in and for the State of Iowa

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