

CONSIDERATION \$622,000

BK: 2021 PG: 4362

Recorded: 10/20/2021 at 9:46:27.0 AM

Pages 2

County Recording Fee: \$17.00

Iowa E-Filing Fee: \$3.00

Combined Fee: \$20.00

Revenue Tax: \$994.40

LISA SMITH RECORDER

Madison County, Iowa

WARRANTY DEED JOINT TENANCY

Recorder's Cover Sheet

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: 515-462-3731

Taxpayer Information: Christopher Dale Groom and Rebecca Anne Groom, 3303 330th Street, Truro, IA 50257

Return Document To: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, Iowa 50273

Grantors: Valerie A. Knedler and Justin C. Knedler

Grantees: Christopher Dale Groom and Rebecca Anne Groom

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

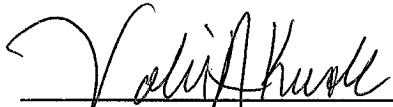
For the consideration of Six Hundred Twenty-Two Thousand Dollar(s) and other valuable consideration, Valerie A. Knedler and Justin C. Knedler, Wife and Husband, do hereby Convey to Christopher Dale Groom and Rebecca Anne Groom, a married couple, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

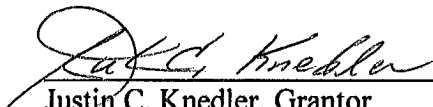
Parcel "A" located in the East Half (1/2) of the Southwest Quarter (1/4) of Section Twenty-five (25), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 10.044 acres, as shown in Plat of Survey filed in Book 3, Page 141 on October 8, 1997, in the Office of the Recorder of Madison County, Iowa.

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.

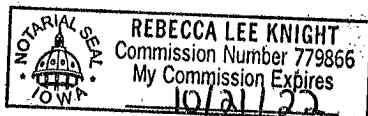
Dated: 10-13-2021.

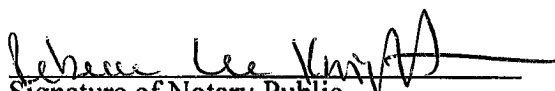

Valerie A. Knedler, Grantor


Justin C. Knedler, Grantor

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on 10-13-2021 by Valerie A. Knedler and Justin C. Knedler.




Signature of Notary Public