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Date 2/05/2021 Time 11:54:23AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$117.60

Rev Stamp# 41 DOV# 46

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$ 73,900

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

✓ Mail tax statements and return to:

James Stoeffler, 920 Palomino Way, Windsor, CO 80550

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 **James Stoeffler**, the following described real estate:

Lot Twenty-five (25) of Cedar Woods Plat One (1), City of Winterset, Madison County, Iowa.



Order No.: 808-16335/CC

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantor hereby covenants with Grantee, 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
Michael T. Zuendel
President

STATE OF Iowa)
COUNTY OF Polk) SS:

This instrument was acknowledged before me on Feb 2, 2021 by Michael T. Zuendel as President of Zuendel Investments, Inc..

Cindy B. Eaton
Notary Public in and for said State

