



Document 2021 5093

Book 2021 Page 5093 Type 03 001 Pages 2

Date 12/15/2021 Time 10:30:17AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$539.20

Rev Stamp# 623 DOV# 614

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

\$337,500⁰⁰

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (7822ESP)

✓ **Return To:** Amanda Kay Minella and Vic S. Minella, 1477 Warren Ave, CUMMING, IA 50061

Taxpayer Information: Amanda Kay Minella and Vic S. Minella, 1477 Warren Ave, CUMMING, IA 50061

FB119451

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Adam Daniel Wiegert, a single person, and April R. Wiegert, a single person**, do hereby Convey to **Amanda Kay Minella and Vic S. Minella, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, in the following described real estate:

A tract of land located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section 25, Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Northeast Corner of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-five (25), running thence South 38 rods, thence in a Northwesterly direction approximately 27 rods to a point 20 rods South of the North line of said Southeast Quarter (1/4) of the Southeast Quarter (1/4) thence North 20 rods to said North line, thence East approximately 21 rods to the point of beginning, and containing approximately 3.8 acres;

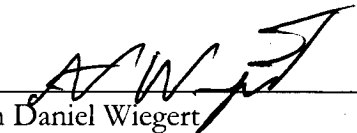
Subject to all covenants, restrictions and easements of record.

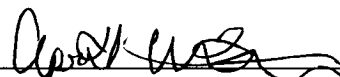
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the

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.

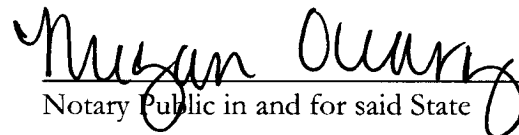
Dated: 7 Dec 21


Adam Daniel Wiegert


April R. Wiegert

STATE OF Iowa)
) ss:
COUNTY OF Polk)

This record was acknowledged before me on December 7, 2021, by Adam Daniel Wiegert, a single person, and April R. Wiegert, a single person.


Notary Public in and for said State

