

CONSIDERATION \$68,300

BK: 2022 PG: 1551
Recorded: 5/25/2022 at 2:17:22.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$108.80
LISA SMITH RECORDER
Madison County, Iowa

Preparer: Matthew J. Hemphill, 218 S. 9th Street, Adel, IA 50003, Phone: 515-993-1000
Return To: Matthew Conaway and Jessica Conaway, 1154 180th Street, Dexter, IA 50070
Taxpayer: Matthew Conaway and Jessica Conaway, 1154 180th Street, Dexter, IA 50070



WARRANTY DEED JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration, Dennis Ray Faust and Tracy Lynn Faust, a married couple, do hereby convey to Matthew Conaway and Jessica Conaway, 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:

A parcel of land described as the West 293.9 feet of the North 173 feet of the Northwest Quarter (¼) of the Northeast Quarter (¼) of Section Seventeen (17) in Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 1.1672 Acres including 0.2227 Acres of County Road Right of Way.

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: 4/22/2022

A handwritten signature of Dennis Ray Faust in cursive script.
Dennis Ray Faust, Grantor

Tracy Lynn Faust
Tracy Lynn Faust, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on April 22, 2022, by Dennis Ray Faust and Tracy Lynn Faust.

Debra L Perkins
Notary Public in and for the State of Iowa

