



Document 2022 1846

Book 2022 Page 1846 Type 03 001 Pages 2

Date 6/21/2022 Time 10:02:43AM

Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$359.20 ANNO

Rev Stamp# 222 DOV# 214 SCAN

LISA SMITH, COUNTY RECORDER CHEK

MADISON COUNTY IOWA

\$1225,000<sup>00</sup>

Preparer: Justin Hayes, 4201 Westown Pkwy, Ste 250, West Des Moines, IA, 50266, (515) 283-1801

Return to/Taxpayer: James Lee, 2456 Upland Ln, Saint Charles, IA 50240

REG-127515  
P2102801

### WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration,

Ronald M. Lind and Colleen Kennedy, husband and wife, hereby  
convey(s) to James Lee, a single person,  
the following described real estate in Madison County, Iowa:

See Addendum 1.

The described real estate is conveyed subject to zoning, easements, covenants and restrictions 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: 06/16, 2022 Ronald M Lind  
Ronald M. Lind (Grantor)

Colleen Kennedy  
Colleen Kennedy (Grantor)

STATE OF IOWA, COUNTY OF Madison POLK

This record was acknowledged before me this 16 day of JUNE, 2022,  
by Ronald M. Lind and Colleen Kennedy, husband and wife.



Melissa M Burnett  
Signature of Notary Public

## ADDENDUM 1.

Parcel "P" being a part of Parcel "N" filed in Book 2017 Page 3167 of the Madison County Recorder's Office, located in the Southwest Quarter (SW  $\frac{1}{4}$ ) of the Northeast Quarter (NE  $\frac{1}{4}$ ) of Section 16, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Northwest Corner of the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of said Section 16, thence North  $85^{\circ}58'26''$  East, along the North line of the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of said Section 16, a distance of 437.03 feet; thence South  $00^{\circ}04'36''$  East, a distance of 465.48 feet; thence South  $85^{\circ}58'26''$  West, a distance of 437.03 feet, to a point on the West line of the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of said Section 16; thence North  $00^{\circ}04'36''$  West, along the West line of the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of said Section 16, a distance of 465.48 feet to the Point of Beginning, and containing 4.66 acres of land, more or less Including 0.21 acres of road easement.