



Document 2022 1954

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Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$223.20 ANNO

Rev Stamp# 238 DOV# 230 SCAN

LISA SMITH, COUNTY RECORDER CHEK

MADISON COUNTY IOWA

WARRANTY DEED

Prepared by: Aaron M. Hubbard, Hubbard Law Firm, P.C., 2900 100th Street, Suite 209, Urbandale, IA 50322; Phone: (515) 222-1700

Send Tax Statements and return document to: Joseph M. Funaro, 516 South 8th Avenue, Winterset, Iowa 50273

Grantor/Affiant: Dustin A. McVay and Angela McVay

Grantee: Joseph M. Funaro

$\frac{1}{2}$ For the consideration of One Dollar(s) and other valuable consideration, **Dustin A. McVay and Angela McVay, a married couple**, do hereby Convey to **Joseph M. Funaro, a single person**, the following described real estate:

A tract of land located in the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa, containing 0.48 acres, as shown in Plat of Survey filed in Town Plat Book 2, Page 53 on August 16, 1988, 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: 6/24/2022



Dustin A. McVay, Grantor



Angela McVay, Grantor

STATE OF IOWA, COUNTY OF Damas

This record was acknowledged before me on 06/24/2022, by Dustin A. McVay and Angela McVay, a married couple.





Signature of Notary Public