



Document 2022 2110

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Date 7/15/2022 Time 3:29:47PM

Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$235.20 ANNO

Rev Stamp# 257 DOV# 249 SCAN

LISA SMITH, COUNTY RECORDER CHEK

MADISON COUNTY IOWA

\$147,500⁰⁰

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
515-462-3731

$\frac{1}{2}$ **Taxpayer Information:** Ervin I. Yoder, 3199 Limestone Avenue, Lorimor, IA 50149

Return Document To: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273

Grantors: James Robert Anderson and Connie Anderson

Grantees: Ervin I. Yoder

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Hundred Forty-Seven Thousand Five Hundred Dollar(s) and other valuable consideration, James Robert Anderson and Connie Anderson, husband and wife, do hereby Convey to Ervin I. Yoder the following described real estate in Madison County, Iowa:

Parcel "C" located in the Southeast Quarter (¼) of the Northeast Quarter (¼) of Section Twenty-six (26), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 13.967 acres, as shown in Plat of Survey filed in Book 2021, Page 3567 on August 25, 2021, in the Office of the Recorder of Madison County, Iowa.



There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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: 7/15-2022

James Robert Anderson
James Robert Anderson, Grantor

Connie Anderson
Connie Anderson, Grantor

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on July 15th, 2022 by James Robert Anderson and Connie Anderson.



[Signature]
Signature of Notary Public