

BK: 2022 PG: 2137
Recorded: 7/19/2022 at 11:13:12.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$111.20
LISA SMITH RECORDER
Madison County, Iowa

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy, #250, W. Des Moines, IA 50266 (515) 283-1801 (1093ROGI)
Return To: ~~XXXXXX~~ GreenState Credit Union PO Box 800 North Liberty, IA 52317
Taxpayer Information: Ryan Peyton 3446 Village Run Dr Des Moines, IA 50317

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Nathan Simon and Jennifer Simon, a married couple**, do hereby Convey to **Ryan Peyton and Annie M. Peyton, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, in the following described real estate:

Lot Twenty-seven (27) of Covered Bridge Estates, located in the Fractional Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Seven (7), AND in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Eighteen (18), ALL in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa;

Subject to all covenants, restrictions and easements of record.


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

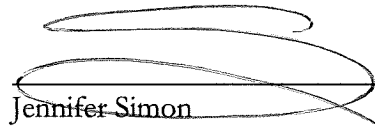
estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantors covenant to warrant and defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, 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: 7/12/22



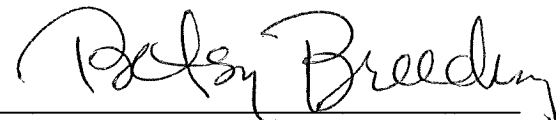
Nathan Simon



Jennifer Simon

STATE OF IOWA)
COUNTY OF MADISON) ss:

This record was acknowledged before me on July 12, 2022, by
Nathan Simon and Jennifer Simon, a married couple.



Notary Public in and for said State

