

CONSIDERATION \$350,000.00

BK: 2022 PG: 2226
Recorded: 7/27/2022 at 2:23:41.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$559.20
LISA SMITH RECORDER
Madison County, Iowa

**WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet**

Preparer Information: Aaron H. Ginkens, 2700 Westown Parkway, Suite 170, West Des Moines, Iowa 50266, Phone: (515) 255-8680

Taxpayer Information: Lester A. Yoder and Millie A. Yoder, 437 Ewing Road, Hulett, Wyoming 82820

Return Document To: Lester A. Yoder, 437 Ewing Road, Hulett, Wyoming 82820

Grantors: Robert Berry and Melissa Berry

Grantees: Lester A. Yoder and Millie A. Yoder

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of One Dollar(s) (\$1.00) and other valuable consideration, Robert Berry and Melissa Berry, husband and wife, do hereby Convey to Lester A. Yoder and Millie A. Yoder, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

The Southeast Quarter (¼) of the Southwest Quarter (¼) of Section Twenty-three (23), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "D", located in the Southeast Quarter (¼) of the Southwest Quarter (¼) of said Section Twenty-three (23), Madison County, Iowa, containing 25.571 acres, as shown in Plat of Survey filed in Book 3, Page 309 on August 6, 1998 in the Office of the Recorder of Madison County, Iowa, AND EXCEPT that part conveyed for use as a public highway as described in Warranty Deed to the State of Iowa dated February 12, 1974 and filed February 25, 1974 in Deed Record 103, Page 551 in the Office of the Recorder of Madison County, Iowa.

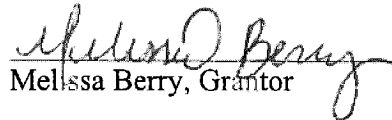
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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: 7-25-22



Robert Berry, Grantor

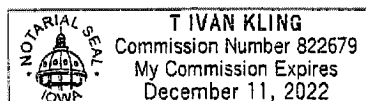


Melissa Berry, Grantor

STATE OF IOWA

COUNTY OF Polk

This record was acknowledged before me on July 25, 2022 by Robert Berry and Melissa Berry, husband and wife.




Signature of Notary Public