



Document 2022 2594

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Date 9/01/2022 Time 12:08:30PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$799.20

Rev Stamp# 333 DOV# 324

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

\$500,000⁰

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:

Heather Timmins, 500 E Court Ave Suite 200, Des Moines, IA 50309, Phone: 515-245-4300

Taxpayer Information:

Derek Koster, 1625 Quarry Trail, Winterset, IA 50273

Return Document To:

2 Derek Koster, 1625 Quarry Trail, Winterset, IA 50273

Grantors:

Julia R. Koster

Grantees:

Derek Koster

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Julia R. Koster, a single person, does hereby Convey to Derek Koster, a single person, the following described real estate in Madison County, Iowa:

Parcel "B" a part of Parcel "A" in the East Half of the Southeast Quarter of Section 10, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning in the East Quarter Corner of Section 10, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa; Thence South 00°03'31" West 2166.67 feet along the East line of the Southeast Quarter of said Section 10 to the South line of Parcel "A"; thence South 88°37'49" West 785.55 feet along the South line of Parcel "A"; thence North 00°02'32" East 2185.45 feet to a point on the North line of the Northeast Quarter of the Southeast of said Section 10; thence North 90°00'00" East 785.93 feet to the point of Beginning containing 39.246 acres including 1.038 acres of County Road right-of-way

Locally known as 1625 Quarry Trail, Winterset, Iowa 50273

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.

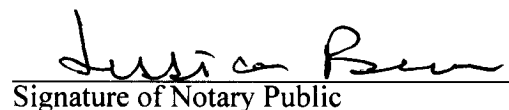
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 8/31, 2022.


Julia R. Koster, Grantor

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on 8/31, 2022 by Julia R. Koster, a single person.


Signature of Notary Public

