



Document 2022 2689

Book 2022 Page 2689 Type 03 001 Pages 2
Date 9/12/2022 Time 11:45:28AM
Rec Amt \$12.00 Aud Amt \$5.00 INDX
Rev Transfer Tax \$1,117.60 ANNO
Rev Stamp# 350 DOV# 340 SCAN
LISA SMITH, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

*699,000

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy, #250, W. Des Moines, IA 50266 (515) 283-1801 (1334ROGI)

✓ Return To: Marcus Dearborn, 2523 225th Trail, Winterset, Iowa 50273

Taxpayer Information: Marcus Dearborn, 2523 225th Trail, Winterset, Iowa 50273

P2203702

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Alex Broadbent and Jodi Broadbent, a married couple**, do hereby Convey to **Marcus Dearborn and Samantha Dearborn, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, in the following described real estate:

A tract of land located in the Northwest Quarter (¼) of the Southwest Quarter (¼) of Section Three (3), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particularly described as follows to wit: Commencing at the Northwest corner of the Northwest Quarter (¼) of the Southwest Quarter (¼) of said Section Three (3), running thence Southeast on a straight line to a point on the East line of said 40-acre tract 40 rods south of the Northeast corner thereof, thence North to the Northeast corner thereof, thence West to the place of beginning, which lies East and South of the public highway as now located and traveled over and across the same; AND the West Half (½) of the Northeast Quarter (¼) of the Southwest Quarter (¼) of Section Three (3), EXCEPT that part of a tract of land located therein as shown in Plat of Survey filed in Book 1, Page 288, on May 27, 1983, in the Office of the Recorder of Madison County, Iowa.

Subject to all covenants, restrictions and easements of record.

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.

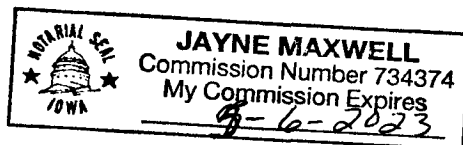
Dated: 9/2/22

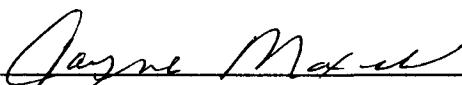

Alex Broadbent


Jodi Broadbent

STATE OF Iowa)
) ss:
COUNTY OF Madison

This record was acknowledged before me on 9-2-22, by
Alex Broadbent and Jodi Broadbent, a married couple.




Notary Public in and for said State