

CONSIDERATION \$487,500.00

BK: 2022 PG: 2865
Recorded: 10/3/2022 at 9:53:22.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$779.20
LISA SMITH RECORDER
Madison County, Iowa

This instrument prepared by:
JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309
Phone No.: 515-453-4244

Mail tax statements and return document to:
Brad Gerard Klepper and Caitlin Timmins Klepper, 2486 Wildrose Court, Saint Charles, IA 50240

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Ryan Brockman and Jennifer Brockman, a married couple**, do hereby convey unto **Brad Gerard Klepper and Caitlin Timmins Klepper, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

Lots One (1), Two (2) and Three (3) of Cunningham Rural Estates Sub-District, Madison County, Iowa, located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Fourteen (14) and in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-three (23), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

Order No.: 808-23938/AP

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors 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.

Ryan Brockman

Ryan Brockman

Jennifer Brockman

Jennifer Brockman

STATE OF Iowa)
COUNTY OF Polk) SS:

This instrument was acknowledged before me on 09/28/2022 20__ by Ryan Brockman and Jennifer Brockman, a married couple.

Amy C Portwine

Notary Public in and for said State

AMY C. PORTWINE

Notarial Seal - Iowa

Commission Number 713498

My Commission Expires November 7, 2022

This notarial act involved the use of communication technology