



Document 2022 2880

Book 2022 Page 2880 Type 03 001 Pages 3

Date 10/03/2022 Time 12:30:23PM

Rec Amt \$17.00 Aud Amt \$15.00

Rev Transfer Tax \$1,215.20

Rev Stamp# 376 DOV# 367

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$760,000

This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309

Phone No.: 515-453-4642

Mail tax statements and return document to:

Justin Blair Fyfe and Sandy Fyfe, 2208 204th Ct, Winterset, IA 50273

DCU132232-MDK

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Hivone S Perez and Marcial Perez, Jr, a married couple**, do hereby convey unto **Justin Blair Fyfe and Sandy Fyfe, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Order No.: 808-24037/AG

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.

Hivone Perez

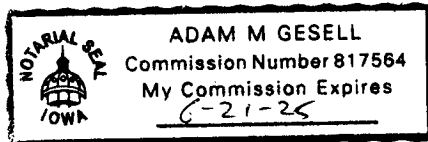
Hivone S Perez

Marcial Perez, Jr

Marcial Perez, Jr

STATE OF Iowa)
COUNTY OF Polk) SS:

This instrument was acknowledged before me on September 28th 2022 by Hivone S Perez and Marcial Perez, Jr, a married couple.



Adam M Gezell
Notary Public in and for said State

EXHIBIT "A"

Lot One (1) of Woodland Hills Plat No. 1, an Addition to the City of Winterset, Madison County, Iowa; AND Parcel "G", a part of Lot 14, of C and C Allen's Addition to Winterset, Madison County, Iowa, containing 13.769 acres, as shown in Plat of Survey filed in Book 2, Page 389, on February 22, 1999, in the Office of the Recorder of Madison County, Iowa, EXCEPT Lot One (1) of said Woodland Hills Plat No. 1; AND a tract of land located in the Northwest Fractional Quarter (1/4) of the Northwest Quarter (1/4) of Section Thirty (30), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 16.172 acres, as shown in Plat of Survey filed in Farm Plat Book 2, Page 94 on March 7, 1988, in the Office of the Recorder of Madison County, Iowa, EXCEPT the following described tracts, to-wit:

- 1. Parcel "D" located therein and containing 3.16 acres, as shown in the Amended Plat of Survey filed on May 21, 2003, in Book 2003, Page 2990 in the Office of the Recorder of Madison County, Iowa, and as amended by Affidavit filed on August 19, 2003, in Book 2003, Page 4934 in the Office of the Recorder of Madison County, Iowa;**
- 2. Parcel "F" located therein, containing 3.50 acres, as shown in Amended Plat of Survey filed in Book 2003, Page 2990 on May 21, 2003, in the Office of the Recorder of Madison County, Iowa, and as amended by Affidavit filed August 19, 2003 in Book 2003, Page 4934 in the Office of the Recorder of Madison County, Iowa;**
- 3. Lots 12 and 13 of C & C Allen's Addition to the City of Winterset, Madison County, Iowa;**
- 4. That part thereof used or conveyed for highway purposes.**

