



Document 2022 2903

Book 2022 Page 2903 Type 03 001 Pages 3
Date 10/05/2022 Time 2:51:47PM
Rec Amt \$17.00 Aud Amt \$5.00
Rev Transfer Tax \$644.80
Rev Stamp# 379 DOV# 371
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

\$403,200

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

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
515-462-3731

Taxpayer Information: Troy D. Strawn and Amy B. Strawn, 6613 Stuart Court, Arvada, CO
80003

Return Document To: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273

Grantors: Charles R. Strawn and Audrey J. Strawn

Grantees: Troy D. Strawn and Amy B. Strawn

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Four Hundred Three Thousand Two Hundred Dollar(s) and other valuable consideration, Charles R. Strawn and Audrey J. Strawn, husband and wife, do hereby Convey to Troy D. Strawn and Amy B. Strawn, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

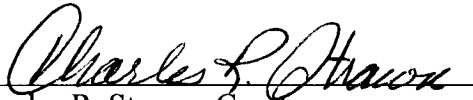
Parcel "S", that part of Parcel "A" recorded in Farm Plat Book 1, Page 192, of the West Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) and the Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Fourteen (14), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 54.80 acres, as shown in Plat of Survey filed in Book 2022, Page 572 on February 25, 2022, in the Office of the Recorder of Madison County, Iowa. 

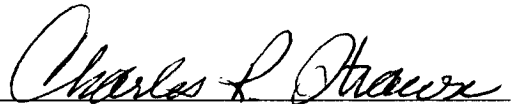
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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: 9/28/2022.


Charles R. Strawn, Grantor


Audrey J. Strawn, by Charles R. Strawn as
Power of Attorney, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 9/28/2022 by
Charles R. Strawn and Audrey J. Strawn, by Charles R. Strawn as Power of Attorney.

Mr. L. Smith

Signature of Notary Public

