



Document 2022 3288

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Date 11/14/2022 Time 2:53:51PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$434.40

Rev Stamp# 433 DOV# 423

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

\$272,000⁰⁰

✓ **Preparer:** Joseph W. Coppola III, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (8322ESP)

✓ **Return To:** Nash Wiegert and Tyanna Wiegert, 3140 Valleyview Ave, Truro, IA 50257

Taxpayer Information: Nash Wiegert and Tyanna Wiegert, 3140 Valleyview Ave, Truro, IA 50257

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WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Judy K. Guyer, a single person**, does hereby Convey to **Nash Wiegert and Tyanna Wiegert, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, in the following described real estate:

A parcel of land described as commencing at the southwest corner of the Northwest Quarter (¼) of Section Twenty-two (22), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, thence North 00°00' 252.13 feet to the Point of Beginning; thence North 90°00' East 363.00 feet; thence North 00°00' 408.38 feet; thence North 90°00' West 363 feet to the west line of the Northwest Quarter (¼) of said Section 22, thence South 00°00' 408.38 feet to the Point of Beginning containing 3.4032 Acres including 0.4031 Acres of County Road right-of-way.

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: 11-7-2022

*Judy K Guyer by
Candice Jean Gilbert Attorney-In-Fact*

Judy K. Guyer, by Candice Jean Gilbert as
Attorney-In-Fact

STATE OF Iowa)
COUNTY OF Polk) ss:

This record was acknowledged before me on 11-7-2022, by
Candice Jean Gilbert as Attorney-In-Fact for Judy K. Guyer, a single person.

BETSY HAAS-REINECK
Notarial Seal - IOWA
Commission No. 165434
My Commission Expires June 21, 2025

Betsy Haas-Reineck
Notary Public in and for said State