



Document 2022 491

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Date 2/17/2022 Time 11:11:05AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$1,519.20

Rev Stamp# 54 DOV# 50

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

\$950,000

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306

Tax Statement

& Return to: William Joseph Atcheson and Kathryn Rahmus Atcheson, 2982 142nd Ct, Van Meter, IA 50261

WARRANTY DEED

P218822

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Dennis L. Bracewell and Brenda J. Bracewell, a married couple** (the "Grantors"), do hereby convey to **William Joseph Atcheson and Kathryn Rahmus Atcheson, a married couple** (the "Grantees"), as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

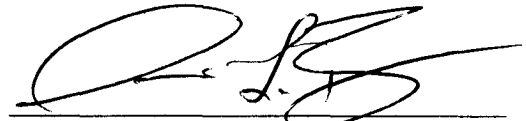
Lot Thirty-four (34) of Phase II, Timber Ridge Estates, located in the Northeast Quarter (1/4) of Section Twenty-nine (29) in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, AND Parcel "G", a part of Lot Thirty-three (33) of said Phase II, Timber Ridge Estates, containing 0.33 acres, as shown in Plat of Survey filed in Book 2006, Page 5246 on December 19, 2006, 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 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

Dated the 14th day of February, 2022.

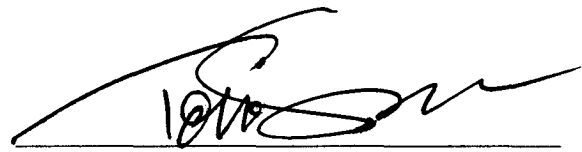

Dennis L. Bracewell (Grantor)


Brenda J. Bracewell (Grantor)

STATE OF Iowa, COUNTY OF polk

This record was acknowledged before me on 2/14, 2022, by Dennis L. Bracewell and Brenda J. Bracewell.




Notary Public