

BK: 2023 PG: 1036
Recorded: 5/12/2023 at 3:04:47.0 PM
Pages 1
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$319.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

\$200,000.00

Return To: Jane E. Rosien, P.O. Box 67, Winterset, IA 50273-0067
Taxpayer: Jessica Deuel and Joseph Canelos, 15555 R45 Hwy, St. Charles, IA 50240
Preparer: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067,
Phone: 515-462-4912



WARRANTY DEED

For the consideration of -----Two Hundred Thousand----- Dollar(s) and other valuable consideration, Richard M. Martin, a Single Person, does hereby Convey to Jessica Deuel, a Single Person, and Joseph Canelos, a Single Person, as Tenants in Common, the following described real estate in Madison County, Iowa:

Parcel "C" located in the Southwest Quarter (¼) of the Northwest Quarter (¼) of Section Four (4), and the Southeast Quarter (¼) of the Northeast Quarter (¼) of Section Five (5), ALL IN Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 39.81 acres, as shown in Plat of Survey filed in Book 2023, Page 770 on April 17, 2023, in the Office of the Recorder of Madison County, Iowa.

Grantor does Hereby Covenant with Grantee, and successors in interest, that Grantor holds 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 Grantor Covenants 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.

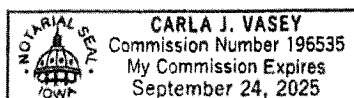
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: May 11, 2023.

Richard M. Martin
Richard M. Martin, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on May 11th, 2023 by Richard M. Martin.



Carla J. Vasey
Signature of Notary Public