



AS

Document 2023 1861

Book 2023 Page 1861 Type 03 001 Pages 3

Date 8/09/2023 Time 1:08:49PM

Rec Amt \$17.00 Aud Amt \$5.00

INDX✓

Rev Transfer Tax \$384.00

ANNO

Rev Stamp# 257 DOV# 258

SCAN✓

BRANDY MACUMBER, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$240,400⁹⁹

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: Kevin D. Reynolds and Kimberly K. Reynolds, 2300 Grand Avenue, Des Moines, IA 50312

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

Grantors: Charles R. Strawn and Audrey J. Strawn

Grantees: Kevin D. Reynolds and Kimberly K. Reynolds

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Two Hundred Forty Thousand Four Hundred Dollar(s) and other valuable consideration, Charles R. Strawn and Audrey J. Strawn by Charles R. Strawn as Power of Attorney for Audrey J. Strawn, husband and wife, do hereby Convey to Kevin D. Reynolds and Kimberly K. Reynolds, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Parcel "Q" located in the East Half (½) of the Southeast Quarter (¼) of Section Fourteen (14), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th PM, Madison County, Iowa, containing 30.05 acres, as shown in Plat of Survey filed in Book 2022, Page 570 on February 25, 2022, in the Office of the Recorder of Madison County, Iowa.

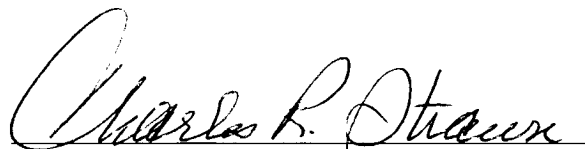



There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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.

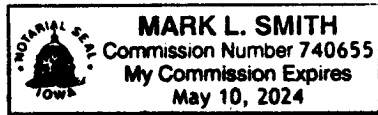
Dated: 8-8-2022.


Charles R. Strawn, Grantor


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

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on 8/9/2023 by Charles R. Strawn and Audrey J. Strawn by Charles R. Strawn as Power of Attorney for Audrey J. Strawn.



Mark L. Smith
Signature of Notary Public