

BK: 2023 PG: 1989
Recorded: 8/23/2023 at 1:11:37.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.32
Combined Fee: \$20.32
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (name, address, and phone number)

Tara J Higgins
400 Locust Street, Suite 380
Des Moines, IA 50309
Phone: (515) 288-6440

Taxpayer Information: (name and complete address)

Tonya Kerres
2013 S. 197th St.
Omaha, NE 68130

Return Document To: (name and complete address)

Tara J. Higgins
400 Locust Street, Suite 380
Des Moines, IA 50309

Grantor:

Tonya Kerres, a married person

Grantees:

Tonya Kerres and Michael Kerres and Brandon Roberts

Legal Description: See Page 2

Document or instrument number of previously recorded documents: 2023-1390

Warranty Deed

For the consideration of One (\$1.00) Dollar and other valuable consideration, Tonya Kerres, a married person, does hereby convey to Tonya Kerres and Michael Kerres, husband and wife, and to, Brandon Roberts, a single person, as joint tenants with rights of survivorship, the following described real estate in Madison County, Iowa:

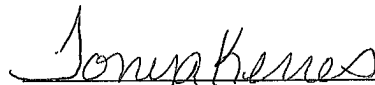
The East Half of the Southwest Quarter of the Northwest Quarter (E ½ SW¼ NW¼) of Section 12, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa.

This Deed is subject to restrictions of record.

This Deed and transfer is exempt from transfer tax and declaration of value and groundwater hazard statements under Exemption No. 20 as set out in Iowa Code Section 428A.2.

Grantor does Hereby Covenant with grantees, and successors in interest, to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under them, except as may be above stated. 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.

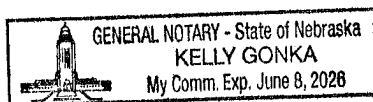
Dated: August 19, 2023


Tonya Kerres (Grantor)


Michael Kerres (Grantor)

STATE OF NEBRASKA)
) ss:
COUNTY OF Douglas

This instrument was acknowledged before me on August 19, 2023, by Tonya Kerres and Michael Kerres, husband and wife.




Notary Public for the State of Nebraska