Document 2023 2292

Book 2023 Page 2292 Type 03 001 Pages 2
Date 9/20/2023 Time 1:23:02PM
Rec Amt $12.00 Aud Amt $5.00 INDX
Rev Transfer Tax $1,519.20 ANNO
Rev Stamp# 331 DOV# 329 SCAN

BRANDY MACUMBER, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

$950,000.00

This instrument prepared by:
SARAH BAUMGARTNER, 7101 VISTA DR, WEST DES MOINES, IA 50266 Phone No.: 5152782226

E Return document to and mail tax statements to:
KELLY HENDERSON AND ERIN HENDERSON, 2534 140TH ST, VAN METER, IA 50261 FB1412623

2/3

WARRANTY DEED

Legal: Parcel "C" located in the Southeast Quarter (¼) of the Southwest Quarter (¼) and part of the Southwest Quarter (¼) of the Southeast Quarter (¼) of Section Twenty-two (22), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 40.25 acres, as shown in Plat of Survey filed in Book 2, Page 786 on April 28, 1997 in the Office of the Recorder of Madison County, Iowa, INCLUDING Parcel "H" located in the Southeast Quarter (¼) of the Southwest Quarter (¼) therein, containing 10.00 acres, as shown in Plat of Survey filed in Book 2001, Page 2695 on June 28, 2001 in the Office of the Recorder of Madison County, Iowa.

Address: **2534 140th St, Van Meter, IA 50261**

For the consideration of One Dollar ($1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Christopher D. Boswell and Leann K. Boswell, a married couple**, hereby conveys the above-described real estate to **Kelly Henderson and Erin Henderson, as joint tenants with full rights of survivorship and not as tenants in common**.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantee, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has 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.

STATE OF Iowa)
) SS:
COUNTY OF Polk)

On this day of 09/08/2023 (date), before me the undersigned, a Notary Public in and for said State, personally appeared Christopher D. Boswell and Leann K. Boswell, a married couple, to me known to be the identical person(s) named in and who executed the foregoing instrument and acknowledged that the person executed the same as that person's voluntary act and deed.

Emily Campos
Notary Public in and for said State

Dated: September 8th, 2023

Christopher D. Boswell

Leann K. Boswell

EMILY CAMPOS
COMMISSION NO. 776594
MY COMMISSION EXPIRES
01/18/2025