



Document 2023 360

Book 2023 Page 360 Type 03 001 Pages 2

Date 2/24/2023 Time 11:59:45AM

Rec Amt \$12.00 Aud Amt \$10.00

Rev Transfer Tax \$559.20

Rev Stamp# 42 DOV# 44

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

#350,000

**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: Samuel Bontrager and Millie Bontrager, N7760 State Rd. 110,
Manawa, WI 54949

Return Document To: Samuel Bontrager, N7760 State Rd. 110, Manawa, WI 54949

Grantors: Sherron L. Garr

Grantees: Samuel Bontrager and Millie Bontrager

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Three Hundred Fifty Thousand Dollar(s) and other valuable consideration, Sherron L. Garr, Single, does hereby Convey to Samuel Bontrager and Millie Bontrager, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

A parcel of land located in the Northeast Quarter (¼) of the Northeast Quarter (¼) of Section Fourteen (14), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 3.69 acres, as shown in Farm Plat filed in Book 2, Page 43 on August 13, 1986, in the Office of the Recorder of Madison County, Iowa; AND a parcel of land located in the Northwest Quarter (¼) of the Northwest Quarter (¼) of Section Thirteen (13), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 19.95 acres, as shown in Farm Plat filed in Book 2, Page 43 on August 13, 1986, in the Office of the Recorder of Madison County, Iowa.



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.

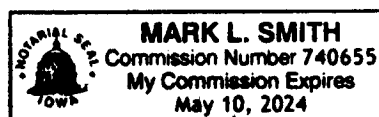
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 2/23/2023

Sherron L. Garr
Sherron L. Garr, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 2/23/2023 by
Sherron L. Garr.



Mark L. Smith
Signature of Notary Public