



Document 2023 945

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Date 5/05/2023 Time 8:53:37AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$55.20

Rev Stamp# 123 DOV# 125

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$35,000.00

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
515-462-3731

Taxpayer Information: Clemens J. Borntreger, 3013 110th Avenue, Lorimor, IA 50149

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

Grantors: Kodi Beverlin

Grantees: Clemens J. Borntreger

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Thirty-Five Thousand Dollar(s) and other valuable consideration, Kodi Beverlin, single, does hereby Convey to Clemens J. Borntrager, the following described real estate in Madison County, Iowa:

A parcel of land located in the Southwest Quarter (¼) of the Northeast Quarter (¼) of Section Fifteen (15), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 0.625 acres, as shown in Plat of Survey filed in Farm Plat Record 1, Page 158 on March 20, 1981, 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.

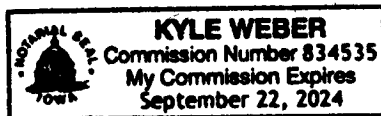
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.


Dated: May 4 2023


Kodi Beverlin, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on May 4, 2023 by
Kodi Beverlin.




Signature of Notary Public