



Document 2019 1936

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Rec Amt \$12.00 Aud Amt \$10.00

INDX

Rev Transfer Tax \$959.20

ANNO

Rev Stamp# 233 DOV# 241

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

Prepared by: James L. Bergkamp, Jr., ICIS #AT0000823
218 S. 9th St., P.O. Box 8, Adel, IA 50003
Phone (515)993-1000

Send Tax Statement to: Samuel M. Funk and Karisa A. Funk
1671 Highway 169, Winterset, IA 50273

Return to: Samuel M. Funk and Karisa A. Funk
1671 Highway 169, Winterset, IA 50273

\$600,000

WARRANTY DEED – JOINT TENANCY

B/A 59503

For the consideration of One and no/100 (\$1.00) Dollar and other valuable consideration, Kristen Jeannene Welch n/k/a Kristen Jeannene Van Pelt and Wayne R. Van Pelt, wife and husband, (Grantors) do hereby Convey to Samuel M. Funk and Karisa A. Funk, a married couple, (Grantees) as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

Parcel "D", located in the Southeast Quarter (¼) of Section One (1), Township Seventy-six (76) North, Range Twenty-eight (28) West and in the Southwest Quarter (¼) of the Southwest Quarter (¼) of Section Six (6), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., all in Madison County, Iowa, containing 63.004 acres, as shown in Amended Plat of Survey filed in Book 3, Page 505 on October 29, 1999 in the Office of the Recorder of Madison County, Iowa, EXCEPT Parcel "E", a part of Parcel "D", containing 23.323 acres, as shown in Plat of Survey filed in Book 2002, Page 5913 on December 4, 2002, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT Parcel "F", a part of Parcel "D", containing 19.174 acres as shown in Plat of Survey filed in Book 2002, Page 5913 on December 4, 2002, in the Office of the Recorder of Madison County, Iowa;



subject to any easements and restrictions of record.

Document or instrument number of previously recorded documents: _____

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.

STATE OF IOWA, COUNTY OF DALLAS, ss:

Dated:

June 12, 2019

This instrument was acknowledged before me on

June 12

, 2019, by

Kristen Jeannene Welch n/k/a Kristen Jeannene Van Pelt and Wayne R. Van Pelt, wife and husband.

Kristen Jeannene Van Pelt
Kristen Jeannene Van Pelt (Grantor)

Wayne R. Van Pelt
Wayne R. Van Pelt (Grantor)

James L. Bergkamp, Jr.
James L. Bergkamp, Jr. Notary Public

