

BK: 2019 PG: 3546
Recorded: 11/6/2019 at 8:14:00.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$559.20
LISA SMITH RECORDER
Madison County, Iowa

Return Document To: Seth Wesley Freml and Kendra Lea Freml, 1413 Willow Ct., Cumming, IA 50061
Preparer Information: Charles P. Augustine, 531 Commercial St., Ste 250, Waterloo, IA 50701, Phone: (319) 232-3304
Address Tax Statement: Seth Wesley Freml and Kendra Lea Freml, 1413 Willow Ct., Cumming, IA 50061
AB#19-03292

WARRANTY DEED

For the consideration of **One and No/100** _____ **Dollar(s)** and other valuable consideration, **Ryan Waldkirch and Joyce Waldkirch, husband and wife**, do hereby Convey to **Seth Wesley Freml and Kendra Lea Freml, a married couple, as joint tenants with full rights of survivorship and not as tenants in common**, the following described real estate in **Madison County, Iowa:**

*Joye

Lot 4 of Walnut Cove Estates Subdivision, Plat No. 1, located in the East Half of the Northwest Quarter of Section 25, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa.

Subject to easements, restrictions, covenants, ordinances, and limited access provisions of record.

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: 10/24/19

Ryan Waldkirch
Ryan Waldkirch

Joyce Waldkirch
Joyce Waldkirch

STATE OF IOWA, Warren COUNTY, ss:

This instrument was acknowledged before me on this 24 day of October, 2019, by Ryan Waldkirch and Joyce Waldkirch, husband and wife.

Heather P. Sherrill
, Notary Public in and for said State

