

BK: 2020 PG: 4970
Recorded: 12/28/2020 at 2:24:53.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$540.00
LISA SMITH RECORDER
Madison County, Iowa

Return to & Preparer: R. Charles Bottenberg, 100 Court Ave. Ste. 600, Des Moines, IA 50309, (515) 246-0335

Taxpayer: Kelly Flinn & Mandy Flinn – 3332 105th St., Cumming, IA 50061

WARRANTY DEED

For the consideration of one Dollar(s) and other valuable consideration, David E. Enos Jr. and Tamara J. Enos, husband and wife; and Frank Stutsman and Elaine M. Stutsman, husband and wife, do hereby convey Kelly R. Flinn & Amanda L. Flinn, husband and wife as joint tenants with full rights of survivorship and not tenants in common all their right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

The Southeast Quarter (¼) of the Northwest Quarter (¼) of Section One (1), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, INCLUDING Parcel "A" located therein, containing 3.471 acres, as shown in Plat of Survey filed in Book 2, Page 419 on October 8, 1993, in the Office of the Recorder of Madison County Iowa; EXCEPT Parcel "B" located therein, containing 3.001 acres, as shown in Plat of Survey filed in Book 3, Page 491 on September 15, 1999, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT Parcel "F" located therein, containing 0.138, as shown in Plat of Survey filed in Book 2006, Page 3082 on July 27, 2006, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT all that part of the North Sixty-five (65) acres of the East Half (½) of the Northwest Quarter (¼) of said Section One (1) located therein

Grantors do Hereby Covenant with grantees, and successors in interest, that grantor holds 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.

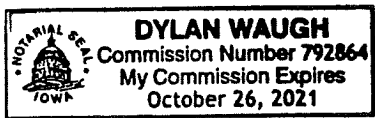
Dated: 12/18/2020

[Signature]
David E. Enos, Jr. (Grantor)

[Signature]
Tamara J. Enos (Grantor)

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me this 18th day of December, 2020 by David E. Enos, Jr. and Tamara J. Enos, husband and wife.



[Signature]
Signature of Notary Public

Frank Stutsman
Frank Stutsman (Grantor)

Signature of Notary Public
Elaine M. Stutsman
Elaine M. Stutsman (Grantor)

STATE OF IOWA, COUNTY OF Warren

This record was acknowledged before me this 18 day of December, 2020 by Frank Stutsman and Elaine M. Stutsman, husband and wife.

Torrey P Holst
Signature of Notary Public

