BK: 2021 PG: 2521

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County Recording Fee: \$17.00

Iowa E-Filing Fee: \$3.00 Combined Fee: \$20.00 Revenue Tax: \$1,887.20 LISA SMITH RECORDER Madison County, Iowa

Preparer: Danielle Guisinger, 2202 Woodlands Pkway, Clive, IA 50325 (515) 3710117

Taxpayer Information and Return To:

Adam Christopher Whiting, 3020 133rd Court, VAN METER, IA 50261

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, Krista Wineinger and Jordan Wineinger, a married couple, do hereby Convey to Adam Christopher Whiting and Meghan C. Whiting, a married couple, as joint tenants with full rights of survivorship and not as tenants in common, in the following described real estate:

Lot Twenty-seven (27) of WOODLAND VALLEY ESTATES PLAT NO. 2 Subdivision, located in the South Half (½) of the Northwest Quarter (¼) of Section Twenty-one (21), Township Seventy-seven (77) North, Range Twentysix (26) West of the 5th P.M., Madison County, lowa together with an undivided interest in all common areas as set forth in the Declaration of Association for Woodland Valley Estates Subdivision filed in Book 2004, Page 6107 and in the Declaration of Association for Woodland Valley Estates Plat No. 2 Subdivision filed in Book 2006, Page 2763 (and any supplements and amendments thereto)

Subject to all covenants, restrictions and easements 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: <u>0 11 2 </u>	Luin
Commission Number 823192 My Commission Expires January 15, 2023	Krista Wineinger
	Jordan Wineinger
STATE OF <u>Fowa</u>)) ss: COUNTY OF <u>Po/K</u>)	
COUNTY OF <u>Po/K</u>)	
This record was acknowledged before me on <u>June II, 2021</u> by Krista Wineinger and Jordan Wineinger, a married couple.	