



Document 2021 2662

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Date 6/28/2021 Time 12:14:57PM

Rec Amt \$12.00 Aud Amt \$10.00 INDX

Rev Transfer Tax \$319.20 ANNO

Rev Stamp# 295 DOV# 293 SCAN

LISA SMITH, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

*200,000

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

E

Taxpayer Information and Return To:

Kelsey Ripperger, 3908 Fagen DR., Des Moines, IA 50310

REG-109364

1/2 x 2

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Bradley A. Mabry and Chyla J. Mabry, a married couple**, do hereby Convey to **Kelsey Ripperger and Derek Ripperger, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, in the following described real estate:

Parcel "A" located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-seven (27), and in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty-four (34), ALL in Township Seventyseven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 39.67 acres, as shown in Plat of Survey filed in Book 2003, Page 2654 on May 8, 2003, in the Office of the Recorder of Madison County, Iowa, EXCEPT Parcel "B" located therein, containing 15.00 acres, as shown in Plat of Survey filed in Book 2003, Page 2770 on May 13, 2003, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT Parcel "E", located therein, containing 0.920 acres, as shown in Plat of Survey filed in Book 2013, Page 1332 on May 9, 2013, in the Office of the Recorder of Madison County, Iowa




Subject to all covenants, restrictions and easements of record.

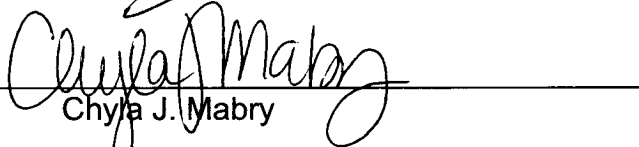
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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: June 18, 2021



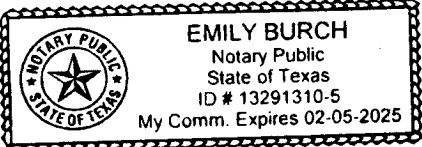
Bradley A. Mabry

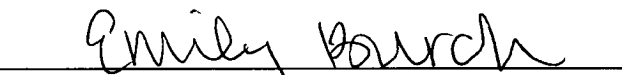


Chyla J. Mabry

STATE OF Texas)
) ss:
COUNTY OF Mollen)

This record was acknowledged before me on June 18, 2021,
by Bradley A. Mabry and Chyla J. Mabry, a married couple.





Notary Public in and for said State