



Document 2021 2972

Book 2021 Page 2972 Type 03 001 Pages 2

Date 7/19/2021 Time 8:01:34AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$79.20

Rev Stamp# 343

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$50,000



WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067, Phone: (515) 462-4912

Taxpayer Information: (Name and complete address)

David Falke, 1907 Ironwood Trail, Winterset, IA 50273

Return Document To: (Name and complete address)

Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067

Grantors:

Joyce E. Binns

Grantees:

David Falke

Legal description: See Page 2

Document or instrument number of previously recorded documents:

Book 2019 Page 1281



WARRANTY DEED

For the consideration of \$50,000.00 Dollar(s) and other valuable consideration, Joyce E. Binns, a Single Person,

do hereby Convey to David Falke,

the following described real estate in

MADISON County, Iowa: The Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Five (5) in Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, except public highway; AND EXCEPT Parcel "D" located in the South Half (1/2) of the Southeast Quarter (1/4) of Section Five (5), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 18.40 acres, as shown in Plat of Survey filed in Book 2011, Page 2369 on September 7, 2011, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT Parcel "F" located in the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Five (5), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 5.233 acres, as shown in Plat of Survey filed in Book 2013, Page 1156 on April 24, 2013, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT Parcel "G" located in the South Half (S1/2) of the Southeast Quarter (SE1/4) of Section Five (5), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 8.101 Acres, as shown in Plat of Survey filed in Book 2014, Page 1442 on June 17, 2014, in the Office of the Recorder of Madison County, Iowa.

This Deed is in fulfillment of the Real Estate Contract filed for record with the Madison County Recorder's Office on May 6, 2019 in Book 2019 at Page 1281.

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 on July 16, 2021.

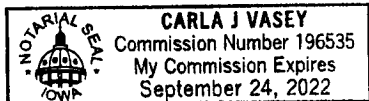
Joyce E Binns (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON This record was acknowledged before me on July 16, 2021, by Joyce E. Binns



Signature of Notary Public