



Document 2021 4031

Book 2021 Page 4031 Type 03 001 Pages 3

Date 9/27/2021 Time 11:06:40AM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$95.20

Rev Stamp# 497

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

CONSIDERATION \$60,000

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
515-462-3731

Taxpayer Information: Christopher Kneedler, 2022 195th Street, Winterset, IA 50273

✓ **Return Document To:** Christopher Kneedler, 2022 195th Street, Winterset, IA 50273

Grantors: Lynne M. Grossman and Mark Grossman

Grantees: Christopher Kneedler

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Sixty Thousand Dollar(s) and other valuable consideration, Lynne M. Grossman and Mark Grossman, Wife and Husband, do hereby Convey to Christopher Kneedler, the following described real estate in Madison County, Iowa:

See description attached.

This Deed is given in full satisfaction of a Real Estate Contract filed August 9, 1999, in Book 141, Page 760 of the Recorder's Office of Madison County, Iowa.

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.

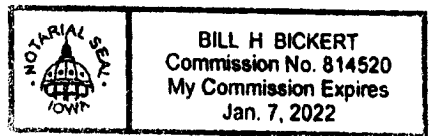
Dated: 9-24-21

Lynne M. Grossman,
Lynne M. Grossman, Grantor
Mark Grossman,
Mark Grossman, Grantor

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on 9-24-2021 by Lynne M. Grossman and Mark Grossman.

Bill Bickert
Signature of Notary Public



Parcel "C", located in the Northwest Quarter of the Southwest Quarter of Section 23, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the West Quarter corner of Section 23, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa; thence North 90°00'00" East, 573.69 feet along the North line of the Northwest Quarter of the Southwest Quarter of said Section 23 to the Point of Beginning; thence North 90°00'00" East, 495.01 feet along the North line of the Northwest Quarter of the Southwest Quarter of said Section 23; thence South 0°00'00" West, 264.00 feet; thence South 90°00'00" West, 495.01 feet; thence North 0°00'00" East, 264.00 feet to the Point of Beginning. Said Parcel contains 3.000 acres, including 0.375 acres of County Road right-of-way