



Document 2021 4437

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Date 10/25/2021 Time 12:09:00PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$359.20

ANNO

Rev Stamp# 556 DOV# 549

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$225,000⁰⁰

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306

Tax Statement

& Return to: Caleb J. Folkers and Hannah M. Folkers, 914 W. Main St., St. Charles IA 50240

CF114763

P216794

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Kevin C. Gast and Nicole Gast, a married couple** (the "Grantors"), do hereby convey to **Caleb J. Folkers and Hannah M. Folkers**, (the "Grantees"), as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

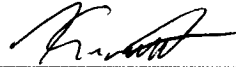
The North 165 feet of the West 150 feet of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-three (23), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; AND Parcel "R" located in the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-three (23), containing 0.43 acres, as shown in Amended Plat of Survey filed in Book 2013, Page 2619 on September 5, 2013, in the Office of the Recorder of Madison County, Iowa.

Subject to all covenants, restrictions and easements of record.

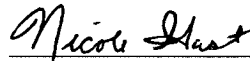
Grantors do hereby covenant with Grantees, and successors in interest, that Grantors hold the real estate by title in fee simple; that Grantors have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above 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 the 15th day of October, 2021.



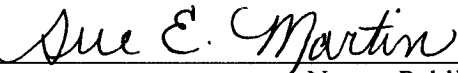
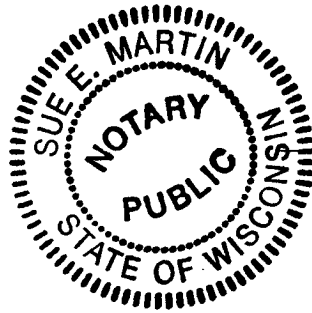
Kevin C. Gast (Grantor)



Nicole Gast (Grantor)

STATE OF WI, COUNTY OF Jefferson

This record was acknowledged before me on October 15, 2021, by Kevin C. Gast and Nicole Gast.



Notary Public