

**BK: 2021 PG: 4712**  
**Recorded: 11/15/2021 at 11:33:47.0 AM**  
**Pages 2**  
**County Recording Fee: \$17.00**  
**Iowa E-Filing Fee: \$3.00**  
**Combined Fee: \$20.00**  
**Revenue Tax: \$231.20**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**

**WARRANTY DEED**  
**Recorder's Cover Sheet**

**Preparer Information:** (name, address and phone number)  
James S. Dougherty, PO Box 278, 801 North Ave., Norwalk, Ia 50211, Phone: (515) 981-5401

**Taxpayer Information:** (name and complete address)  
Dylan Wagner, 1516 Prairieview Ave. Van Meter, Iowa 50261

**Return Document To:** (name and complete address)  
Dylan Wagner, 1516 Prairieview Ave. Van Meter, Iowa 50261

**Grantors:**  
Stephen L. Florer and Cynthia E. Florer, 710 SE Willow Creek Dr.  
West Des Moines IA, 50265

**Grantees:**  
Dylan Wagner, 1516 Prairieview Ave. Van Meter, Iowa 50261

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**

**WARRANTY DEED**

For the consideration of Ten Dollar(s) and other valuable consideration, Stephen L. Florer and Cynthia E. Florer, husband and wife, do hereby Convey to Dylan Wagner, the following described real estate in Madison County, Iowa:

Parcel "M" of the NE ¼ of Section 33, Township 77 North, Range 27 West of the 5th P.M., Madison County, Iowa, containing 7.559 acres, as shown in the Plat of Survey filed in Book 2018, Page 127 on January 11, 2018, in the Office of the Recorder of Madison County, Iowa.

This Deed is given in full satisfaction of the real estate contract signed on or about this date and recorded on November 21, 2019 as instrument no. Book 2019 Pg. 3707

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: 11/12/2021

Stephen L. Florer  
Stephen L. Florer (Grantor)

Cynthia E. Florer  
Cynthia E. Florer (Grantor)

STATE OF IOWA, COUNTY OF WARREN

This record was acknowledged before me on November 12, 2021, by Stephen L. Florer and Cynthia E. Florer.

[Signature]  
Signature of Notary Public

