



Document 2021 4800

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Date 11/22/2021 Time 12:28:36PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$298.40

Rev Stamp# 589 DOV# 581

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$187,000⁰⁰

~~Preparer:~~ Seth D. Dodge, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801 (FRI10498)

~~Return To:~~ Marc Etcher and Kaylia Etcher 522 W Summit Street, WINTERSET, IA 50273

~~Taxpayer Information:~~ Marc Etcher and Kaylia Etcher 522 W Summit Street, WINTERSET, IA 50273

$\frac{1}{3}$

LHF117388

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Richard Ameen III and Victoria Ameen, a married couple**, Convey(s) to **Marc Etcher and Kaylia Etcher**, a married couple, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

The North Half (1/2) of Lot Nine (9), except the North 102 Feet and 4 inches thereof, and all of Lot Eight (8), of the Subdivision of the Northeast part of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section One (1), in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, Except that part conveyed to the State of Iowa for highway purposes



Subject to all covenants, restrictions and easements of record.

The grantor(s) hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has 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 grantor covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated. If a spouse who is not a titleholder executes this deed, that spouse does not join in the warranties stated above, but executes solely for purposes of releasing rights of dower, homestead, and distributive share.

Each of the undersigned releases all rights of dower, homestead and distributive share in and to the real estate described above.

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: 11/03/2021

Richard Ameen III

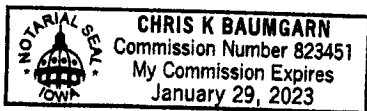
Richard Ameen III

Victoria Ameen

Victoria Ameen

STATE OF Iowa, COUNTY OF Madison) ss:

This record was acknowledged before me on November 3 2021 by Richard Ameen III and Victoria Ameen.



Chris K Baumgart
Notary Public in and for said State