



Document 2021 5207

Book 2021 Page 5207 Type 03 001 Pages 2

Date 12/22/2021 Time 12:34:26PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$1,071.20

Rev Stamp# 634 DOV# 626

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$670,000⁰⁰

WARRANTY DEED JOINT TENANCY

Recorder's Cover Sheet

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

²/₂ **Taxpayer Information:** Michael and Kelly Ayers, 31471 Ute Avenue, Waukee, IA 50263

✓ **Return Document To:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273

Grantors: Henry R. Putney, III and Rachelle Putney

Grantees: Michael Ayers and Kelly Ayers

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Six Hundred Seventy Thousand Dollar(s) and other valuable consideration, Henry R. Putney, III and Rachelle Putney, husband and wife, do hereby Convey to Michael Ayers and Kelly Ayers, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

The Southeast Quarter (1/4) of the Southwest Quarter (1/4), AND Parcel "L" AND Parcel "M", located in the Southwest Quarter (1/4) of the Southeast Quarter (1/4), and containing 1.60 acres and 5.68 acres, respectively; both parcels as shown in Plat of Survey filed in Book 2019, Page 3050 on September 23, 2019, in the Office of the Recorder of Madison County, Iowa, ALL in Section Fourteen (14), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., 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.

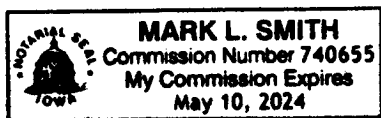
Dated: 12/21/2021.

Henry R. Putney III
Henry R. Putney, III, Grantor

Rachelle Putney
Rachelle Putney, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 12/21/2021 by Henry R. Putney, III and Rachelle Putney.



Mark L. Smith
Signature of Notary Public