



Document 2022 1012

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Date 4/06/2022 Time 1:01:49PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$954.40

ANNO

Rev Stamp# 121 DOV# 116

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$597,000

This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309

Phone No.: (515)453-5724

Mail tax statements and return document to:
Devin Mandi and Amanda Mandi, 1030 Union Ln, Van Meter, IA 50261

BIA 123708-MDK

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WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Eric Artzer, a single person**, does hereby convey unto **Devin Mandi and Amanda Mandi, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:


Parcel "C" located in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Four (4), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 3.17 acres, AND Parcel "D" located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Four (4), containing 7.16 acres, both as shown in Plat of Survey filed in Book 2005, Page 1824 on April 26, 2005, in the Office of the Recorder of Madison County, Iowa.



SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

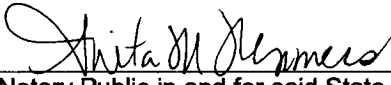
Grantor does hereby covenant with Grantees, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may 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. 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.


Eric Artzer

STATE OF Iowa)
COUNTY OF Madison) SS:

This instrument was acknowledged before me on 4-2 2022 by Eric Artzer, a single person.


Notary Public in and for said State

