



Document 2022 1143

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Rev Transfer Tax \$159.20
Rev Stamp# 135 DOV# 130

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

#100,000

Preparer: David C. Pulliam, 4201 Westown Pkwy, Ste 250, West Des Moines, IA 50266 (515) 283-1801 (6872RE)

Return To: Timothy Shell and Terri Shell, 2401 Carver Road, Winterset, IA 50273

Taxpayer Information: Timothy Shell and Terri Shell, 2401 Carver Road, Winterset, IA 50273

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, Janet L. Zeutenhorst, a single person, does hereby Convey to Timothy Shell and Terri Shell, a married couple, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

1

The East 50 rods of the South Half (1/2) of the Southwest Quarter (1/4) of the Southwest Quarter (1/4), AND the West 267.9 feet of the South 300 feet of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Eleven (11), Township Seventy-five (75) North, Range 28 West of the 5th P.M., 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 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: 4-12-22

Janet L. Zeutenhorst
Janet L. Zeutenhorst

STATE OF New Mexico
~~State~~
COUNTY OF Dona Ana)ss:

This record was acknowledged before me on 4/12/2022, by Janet L. Zeutenhorst, a single person.

Aaron D. Thompson
Notary Public in and for said State

STATE OF NEW MEXICO
NOTARY PUBLIC
AARON D. THOMPSON
COMMISSION NUMBER 1132623
EXPIRATION DATE 02-17-2025