



Document 2022 1244

Book 2022 Page 1244 Type 03 001 Pages 2

Date 4/29/2022 Time 8:15:12AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$415.20

Rev Stamp# 147 DOV# 142

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX  
ANNO  
SCAN  
CHEK

\$259,900<sup>00</sup>

Preparer: Nicole M. Ayers, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801 (152SVR)  
Return To: Fredric Porter Horstman, 2556 Carriage Trail, Winterset, IA 50273  
Taxpayer Information: Fredric Porter Horstman, 2556 Carriage Trail, Winterset, IA 50273

CTB 125378

P2201848

### WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Kellie Brose and Alan Brose, a married couple**, do hereby convey to **Fredric Porter Horstman**, the following described real estate in **Madison** County, Iowa:

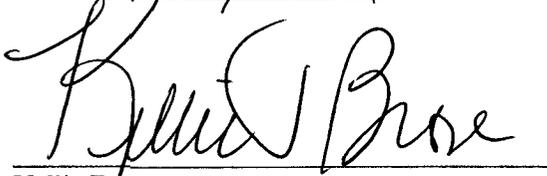
**A tract of land located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-one (21), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 1.124 acres, as shown in Boundary Retracement Survey filed in Book 2019, Page 2511 on August 14, 2019, in the Office of the Recorder of Madison County, Iowa.**

Subject to all covenants, restrictions and easements of record.

The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it 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 it covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

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: 4/18/2022.



Kellie Brose



Alan Brose

STATE OF Iowa )  
 ) ss:  
COUNTY OF Madison )

This record was acknowledged before me this 18 day of April,  
2022, by **Kellie Brose and Alan Brose, a married couple.**

Katherine P. Smith  
Notary Public in and for said State

