

BK: 2022 PG: 1659
Recorded: 6/3/2022 at 8:30:46.0 AM
Pages 2
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$1,359.20
LISA SMITH RECORDER
Madison County, Iowa

Return To Preparer: Lisa R. Wilson, Wilson & Egge, P.C., 222 N.W. Sunrise Drive, Waukee, IA 50263, (515) 369-2502
Address Tax Statement: Jason Ripke and Heather Ripke, 32667 Westwood Ln., Adel, IA 50003

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: In consideration of the sum of ONE Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, THOMAS F. KIVELL AND TAMARA J. KIVELL, a married couple, do hereby Convey unto JASON RIPKE AND HEATHER RIPKE, a married couple, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate, situated in Madison County, Iowa:

Parcel "L" located in the North Half (1/2) of the Northeast Quarter (1/4) of Section Thirteen (13), and in the East Half (1/2) of the Southeast Quarter (1/4) of Section Twelve (12), ALL in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th, P.M., Madison County, Iowa, containing 121.36 acres, as shown in Plat of Survey filed in Book 2022, Page 1172 on April 25, 2022 in the Office of the Recorder of Madison County, Iowa.

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.

Grantor does hereby covenant with grantees, and their successors in interest, that said grantor holds fee title to the real estate; that they have good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever except as may be above stated; and they covenant to warrant and defend said real estate against the lawful claims of all persons, except as may be above stated.

Each of the undersigned relinquishes all rights of dower, homestead, and distributive share in and to such 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.

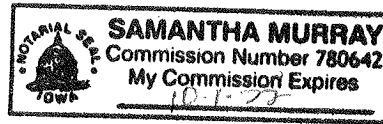
Dated June 2, 2022.

Thomas F. Kivell
Thomas F. Kivell

Tamara J. Kivell
Tamara J. Kivell

STATE OF IOWA)
) SS:
COUNTY OF Dallas)

This record was acknowledged before me on this 2 day of June, 2022, by Thomas F. Kivell and Tamara J. Kivell.



Samantha Murray
Notary Public in and for Said State
My commission expires 10.1.22