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Date 1/03/2022 Time 11:19:15AM

Rec Amt \$12.00 Aud Amt \$10.00

Rev Transfer Tax \$991.20

Rev Stamp# 1

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$620,000

Return To: David M. Brakhane and Susan E. Brakhane, 2021 Kiowa Ave., Winterset, IA 50273

Taxpayer: David M. Brakhane and Susan E. Brakhane, 2021 Kiowa Ave., Winterset, IA 50273

Preparer: Matthew D. Gardner, 2900 100th St., Ste. 207, Urbandale, IA 50322, Phone: (515)

421-4411

EW David Jungmann, PO Box 329, Greenfield IA 50849



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Mark W. Platt, a/k/a Mark William Platt, and Deborah Platt, husband and wife, do hereby Convey to David M. Brakhane and Susan E. Brakhane, as Trustees of the David M. Brakhane and Susan E. Brakhane Revocable Trust, the following described real estate in Madison County, Iowa:

The West Half of the Northwest Quarter (W 1/2 NW 1/4) of Section Thirty-three (33), AND the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of Section Thirty-two (32); ALL In Township Seventy-five (75) North, Range Twenty-nine (29) 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: December 29, 2021

Mark W. Platt, Grantor

Deborah Platt
Deborah Platt, Grantor

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on Dec. 29, 2020 by
Mark W. Platt and Deborah Platt, as husband and wife.

[Signature]
Signature of Notary Public

