

BK: 2022 PG: 1701
Recorded: 6/7/2022 at 8:10:55.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$191.20
LISA SMITH RECORDER
Madison County, Iowa

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306
Tax Statement
& Return to: Morgan Corte Buenz and Tania Corte Buenz, 502 Hickory Lane, Jefferson, IA 50129

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Gina Kay Raasch, n/k/a Gina Kay Bodenhamer, a single person**, (the "Grantor"), does hereby Convey to **Morgan Corte Buenz and Tania Corte Buenz, a married couple** (the "Grantees"), as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Parcel "J" located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Eleven (11), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 7.314 acres, as shown in Plat of Survey filed in Book 2004, Page 5305 on November 9, 2004, 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 successors in interest, that Grantor holds the real estate by title in fee simple; that 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.

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 the 26 day of May, 2022.

Gina Kay Bodenhamer
Gina Kay Bodenhamer (Grantor)

STATE OF Iowa, COUNTY OF Dallas

This record was acknowledged before me on May 26, 2022, by Gina Kay Bodenhamer.



Danielle Lynn Pattee
Notary Public