



Document 2022 1710

Book 2022 Page 1710 Type 03 001 Pages 2
Date 6/07/2022 Time 12:37:28PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$820.80
Rev Stamp# 204 DOV# 197

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$513,400⁰⁰

WARRANTY DEED
Recorder's Cover Sheet

√ **Return To:** Brian D Miller, 123 Federal St. N, PO Box 533, Hampton, IA 50441

Taxpayer: Kelly R. Flinn, 3332 105th Street, Cumming, IA 50061 and Amanda L. Flinn, 3332 105th Street, Cumming, IA 50061

Preparer: Brian D Miller, 123 Federal St. N, PO Box 533, Hampton, IA 50441, Phone: 6414562111

Grantors: Robert and Janet L. Christensen

Grantees: Kelly R. and Amanda L. Flinn

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Janet Christensen and Robert Christensen, a married couple, do hereby Convey to Kelly Flinn and Amanda Flinn, as husband and wife as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

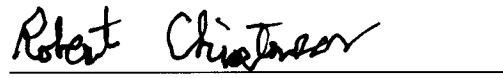
The Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-three (23), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; EXCEPT all that part of Parcel "S" located therein containing 4.50 acres, as shown in Amended Plat of Survey filed in Book 2010, Page 48 on January 7, 2010 in the Office of the Recorder of Madison County, Iowa; AND EXCEPT Parcel "U", located therein, containing 1.28 acres, as shown in Plat of Survey filed in Book 2011, Page 2062 on August 4, 2011 in the Office of the Recorders of 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: May 20, 2022.


Janet L. Christensen, Grantor


Robert Christensen, Grantor

STATE OF IOWA, COUNTY OF CERRO GORDO

This record was acknowledged before me on May 20, 2022 by Janet L. Christensen and Robert Christensen, a married couple.




Signature of Notary Public