



Document 2022 1856

Book 2022 Page 1856 Type 03 001 Pages 2

Date 6/21/2022 Time 1:00:23PM

Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$899.20 ANNO

Rev Stamp# 223 DOV# 215 SCAN

LISA SMITH, COUNTY RECORDER CHEK

MADISON COUNTY IOWA

\$562,500

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306

Tax Statement

Return to: Steve Keller and Amy Keller, 1525 4th Ave S, Winterset IA 50273

41127848

1/2

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Emily M. Kessler and James W. Kessler, a married couple** (the "Grantors"), do hereby convey to **Steve Keller and Amy Keller, 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 "B" located in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa, containing 2.124 acres, as shown in Plat of Survey filed in Book 2, Page 306 on November 26, 1996, in the Office of the Recorder of Madison County, Iowa.



Subject to all covenants, restrictions and easements of record.

Grantors do hereby covenant with Grantees, and successors in interest, that Grantors hold the real estate by title in fee simple; that Grantors 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

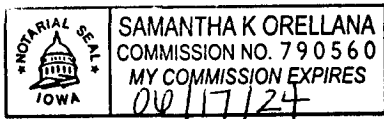
Dated the 17 day of June, 2022.

Emily M Kessler
Emily M. Kessler (Grantor)

James W. Kessler
James W. Kessler (Grantor)

STATE OF Iowa, COUNTY OF POIK

This record was acknowledged before me on June 17, 2022, by Emily M. Kessler and James W. Kessler.



Samantha K Orellana
Notary Public