



Document 2022 212

Book 2022 Page 212 Type 03 001 Pages 2

Date 1/21/2022 Time 12:38:59PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$439.20

Rev Stamp# 24 DOV# 21

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$275,000

Preparer: Halley M Ryherd, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (2635RTE)

Return To: Nathan Katzer, 2814 Cumming Road, Van Meter IA 50261

Taxpayer Information: Nathan Katzer, 2814 Cumming Road, Van Meter IA 50261

P219000
P219041

CT# 119052-MBK

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Debra Barton-Greubel, a single person**, do hereby Convey to **Nathan Katzer and Jennifer Katzer, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

See attached Exhibit A.

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 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: 12-27-22

Debra Barton-Greubel
Debra Barton-Greubel

STATE OF Iowa)
)ss:
COUNTY OF Polk)

This record was acknowledged before me on December 27, 2021, by Debra Barton-Greubel, a single person.

HR
Notary Public in and for said State

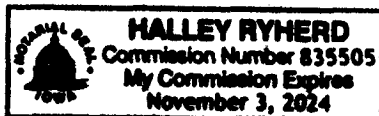


EXHIBIT A – LEGAL DESCRIPTION

A parcel of land in Government Lot Three (3), in Section Thirty-one (31), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 4.530 acres, as shown in Plat of Survey filed in Book 2, Page 315 on May 21, 1992, in the office of the Recorder of Madison County, Iowa.

and

A parcel of land in Government Lot Three (3) and Government Lot Four (4), in Section Thirty-one (31), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows: Beginning at the West Quarter Corner of Section Thirty one (31), Township Seventy-Seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; thence along the Quarter Section Line, North 83°09'17" East, 435.80 feet; thence South 00°19'07" East, 415.52 feet; thence South 18°28'41" West, 235.67 feet; thence North 71°11'39" West, 4.98 feet; thence South 13°03'59" West, 329.10 feet; thence South 80°05'21" East 365.79 feet; thence South 43°43'21" East, 280.24 feet; thence South 27°32'17" East, 182.16 feet; thence South 05°21'17" East, 101.95 feet; thence South 11°13'32" West, 149.16 feet; thence North 68°11'17" West, 98.47 feet; thence North 13°24'46" East, 91.05 feet; thence North 00°47'00" West, 102.16 feet; thence North 27°45'53" West, 86.29 feet; thence North 42°29'50" West, 206.01 feet; thence North 56°27'35" West, 71.08 feet; thence North 85°40'19" West, 83.60 feet; thence South 42°22'08" West, 65.96 feet; thence South 02°16'09" West, 93.58 feet; thence South 16°33'21" West, 79.66 feet; thence South 29°53'47" West, 76.06 feet; thence South 39°20'09" West, 189.16 feet to the centerline of North River; thence along said centerline, North 57°25'46" West, 204.28 feet; thence North 50°02'38" West, 137.53 feet to the west line of said Section Thirty-one (31); thence along said West line, thence North 00°00'00", 1,312.30 feet to the Point of Beginning, said parcel of land contains 15.428 Acres including 0.871 Acres of Public Road Right of Way, EXCEPT A parcel of land in Government Lot Three (3), in Section Thirty-one (31), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the West Quarter (1/4) Corner of Section Thirty-one (31), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, thence along the Quarter Section line, North 83°09'17" East, 435.80 feet, thence South 00°19'07" East, 415.52 feet, thence South 18°28'41" West, 54.87 feet, thence North 80°15'27" West, 62.66 feet, thence South 11°46'30" West, 20.93 feet, thence North 80°03'52" West, 164.15 feet, thence South 06°00'06" West, 73.33 feet, thence North 79°53'28" West, 185.11 feet to the West line of said Section Thirty-one (31), thence along said West line, North 00°00'00", 437.61 feet to the point of beginning, said part of land contains 4.530 Acres including 0.838 Acres of Public Road Right of Way.