



Document 2022 2181

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Date 7/22/2022 Time 1:42:24PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$191.20

ANNO

Rev Stamp# 266 DOV# 257

SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

✓ **Return To:** Jane E. Rosien, P.O. Box 67, Winterset, IA 50273-0067
Taxpayer: Justin Ray Tindle, 512 W. Jefferson Street, Winterset, IA 50273
✓ **Preparer:** Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067,
Phone: 515-462-4912

WARRANTY DEED

For the consideration of One Hundred Twenty Thousand Dollar(s) and other valuable consideration, Betty Berdine, a/k/a Betty R. Berdine, a Single Person, does hereby Convey to Justin Ray Tindle the following described real estate in Madison County, Iowa:

A tract of land located in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa, more particularly described as follows, to-wit: Commencing at the intersection of the South right-of-way of Jefferson Street and the East line of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Thirty-six (36), and running thence West 222 feet to the Point of Beginning, thence West along the South line of Jefferson Street 132 feet, thence South 132 feet, thence East 132 feet, thence North 132 feet to the Point of Beginning.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a Groundwater Hazard Statement.

Grantor does Hereby Covenant with grantee, and successors in interest, that grantor holds 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 grantor Covenants to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. The undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

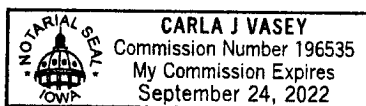
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: July 22, 2022.

Sharon E. Berdine
Sharon E. Berdine as Power of Attorney for
Betty R. Berdine under Power of Attorney
dated May 2, 2013, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on July 22, 2022 by Sharon E. Berdine as Power of Attorney for Betty R. Berdine under Power of Attorney dated May 2, 2013.



Carla J Vasey
Signature of Notary Public