



Document 2022 2204

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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$15.20

Rev Stamp# 268

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
515-462-3731

Taxpayer Information: Dustin McVay and Angela McVay, 516 S. 8th Avenue, Winterset, IA
50273

✓ **Return Document To:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273

Grantors: Robert P. Allen

Grantees: Dustin McVay and Angela McVay

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Ten Thousand Dollar(s) and other valuable consideration, Robert P. Allen, single, does hereby Convey to Dustin McVay and Angela McVay, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Parcel "D" of the Southwest Quarter of the Southwest Quarter (SW1/4SW1/4) of Section Two (2), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa as shown in Plat of Survey filed August 31, 2021, in Book 2021, Page 3666 of the Recorder's Office of Madison County, Iowa,

This Deed is given in full satisfaction of a Real Estate Contract dated September 10, 2021, and filed September 14, 2021, in Book 2021, Page 3857 of the Recorder's Office of Madison County, Iowa.

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.

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: July 22, 2022.

[Signature]
Robert P. Allen, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on July 22, 2022 by Robert P. Allen.



[Signature]
Signature of Notary Public