



Document 2022 2308

Book 2022 Page 2308 Type 03 001 Pages 2

Date 8/03/2022 Time 2:08:52PM

Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$671.20 ANNO

Rev Stamp# 288 DOV# 279 SCAN

LISA SMITH, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

\$420,000

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy, #250, W. Des Moines, IA 50266 (515) 283-1801 (1130ROGI)

Return To: Nathan R Simon, 2583 Saint Charles Road, WINTERSET, IA 50273

Taxpayer Information: Nathan R Simon, 2583 Saint Charles Road, WINTERSET, IA 50273

P2203233

FID129798

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **David Anker and Sarah Anker, a married couple**, do hereby Convey to **Nathan R. Simon and Jennifer Simon, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, in the following described real estate:

Parcel "F" located in and forming a part of Parcel "B" in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Ten (10), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 4.26 acres, as shown in Plat of Survey filed in Book 2016, Page 3509 on November 21, 2016, 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 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: 7-31-22

David Anker

David Anker

Sarah Anker

Sarah Anker

STATE OF IOWA)
COUNTY OF MADISON) ss:

This record was acknowledged before me on JULY 31, 2022, by David Anker and Sarah Anker, a married couple.

Betsy Breeding
Notary Public in and for said State

