

CONSIDERATION \$310,000.00

BK: 2022 PG: 2342
Recorded: 8/8/2022 at 10:37:15.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$495.20
LISA SMITH RECORDER
Madison County, Iowa

**WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet**

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

Taxpayer Information: Donovan Price and Audra Ramsey, 1923 195th Street, Winterset, IA
50273

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

Grantors: Christopher S. Hartley and Kelly Hartley

Grantees: Donovan Price and Audra Ramsey

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Three Hundred Ten Thousand Dollar(s) and other valuable consideration, Christopher S. Hartley and Kelly Hartley, husband and wife, do hereby Convey to Donovan Price and Audra Ramsey, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Parcel "C" located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-two (22), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 4.44 acres of land, more or less, as shown in Plat of Survey filed in Book 2021, Page 3929 on September 20, 2021, in the Office of the Recorder of Madison County, Iowa.

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: 7-27-22

Christopher S. Hartley, Grantor

Kelly Hartley, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on July 27, 2022 by Christopher S. Hartley and Kelly Hartley.



Signature of Notary Public