

Document 2022 2410

Book 2022 Page 2410 Type 03 001 Pages 2 Date 8/12/2022 Time 11:01:24AM

Rec Amt \$12.00 Aud Amt \$5.00 Rev Transfer Tax \$783.20

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LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

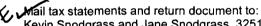
CHEK

\$490,000

This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309

Phone No.: (515)453-4678



Kevin Snodgrass and Jane Snodgrass, 3251 Woodbrook Ln, New Virginia, IA 50210



WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, John V Simons and Laurie J Simons, a married couple, do hereby convey unto Kevin Snodgrass and Jane Snodgrass, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common, the following described real estate:

Lot Nine (9) of Timber Valley, being a part of an official plat of the West Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Twenty-five (25), in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, lowa.



Order No.: 808-22983/SC

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors 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.

Kohn y Simons

Laurie J Simons

ublic in and for said State

STATE OF Jowa

COUNTY OF Madison

SS:

This instrument was acknowledged before me on Simons and Laurie J Simons, a married couple.

____20<u>Z</u>2by John \

JESSICA J CREDIDIO
F Commission Number 807800
My Commission Expires

Warranty Deed - Page 2

Order No.: 808-22983/SC