



Document 2022 2447

Book 2022 Page 2447 Type 03 001 Pages 2

Date 8/16/2022 Time 1:52:08PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$1,349.60

Rev Stamp# 313 DOV# 305

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

~~\$ 844,000.00~~

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306

Tax Statement

Return to: Jeffrey Martin and Natalie Martin, 3398 130th St., Cummings, IA 50061

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Gregory B. Grinstead and Michelle M. Grinstead, a married couple** (the "Grantors"), do hereby convey to **Jeffrey Martin and Natalie Martin, a married couple** (the "Grantees"), as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Parcel "H" located in the Northeast Fractional Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-four (24), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 4.323 acres, as shown in Plat of Survey filed in Book 2012, Page 1668 on June 7, 2012, in the Office of the Recorder of Madison County, Iowa.

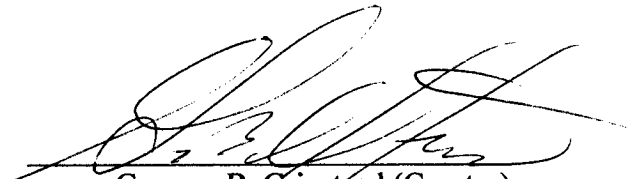
Subject to all covenants, restrictions and easements of record.

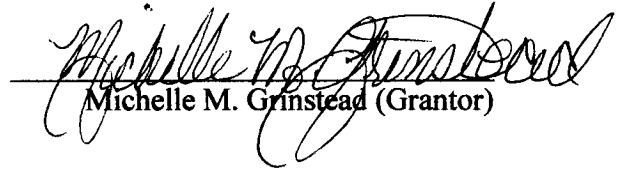
Grantors do hereby covenant with Grantees, and successors in interest, that Grantors hold the real estate by title in fee simple; that Grantors have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above 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

Dated the 6 day of August, 2022.




Gregory B. Grinstead (Grantor)


Michelle M. Grinstead (Grantor)

STATE OF IA, COUNTY OF Madison

This record was acknowledged before me on August 6th, 2022, by Gregory B. Grinstead and Michelle M. Grinstead.


Notary Public