



Document 2022 2547

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Date 8/29/2022 Time 2:15:30PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$227.20

Rev Stamp# 327 DOV# 319

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓
ANNO ✓
SCAN ✓
CHEK ✓

\$142,500⁰⁰

Preparer: Seth D. Dodge, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801 (130328)
Return To: Kellaney D. Coffman and Shawn D. Coffman 2353 Vintage Ln, St. Charles, IA 50240
Taxpayer Information: Kellaney D. Coffman and Shawn D. Coffman 2353 Vintage Ln, St. Charles, IA 50240

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WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Anthony M. Green* and Jeri Lynn Green, a married couple**, Convey(s) to **Kellaney D. Coffman and Shawn D. Coffman**, a married couple, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Lots Two (2) and Three (3) of Sky Acres Subdivision, a Subdivision located in Lot Four (4) of K Bar C Subdivision, located in the East Half (1/2) of the Northwest Quarter (1/4) of Section Ten (10), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., 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.

Subject to all covenants, restrictions and easements of record.

The grantor(s) hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has 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 grantor covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated. If a spouse who is not a titleholder executes this deed, that spouse does not join in the warranties stated above, but executes solely for purposes of releasing rights of dower, homestead, and distributive share.

Each of the undersigned releases all rights of dower, homestead and distributive share in and

*POA recorded in Plat documents filed at Book 2022 Page 2394.

to the real estate described above.

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: 8-24-22

Jeri Lynn Green
Jeri Lynn Green

Anthony M. Green

by Jeri Lynn Green, AS ATTORNEY-IN-FACT
Jeri Lynn Green, as attorney-in-fact

STATE OF Iowa, COUNTY OF POLK) ss:

This record was acknowledged before me on Aug 24th 2022 by Jeri Lynn Green and Anthony M. Green, by Jeri Lynn Green, as attorney-in-fact.



Notary Public in and for said State

Stefanie Running Anderson