

BK: 2022 PG: 2720
Recorded: 9/14/2022 at 1:10:35.0 PM
Pages 2
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$1,517.60
LISA SMITH RECORDER
Madison County, Iowa

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306
Tax Statement
& Return to: Benjamin M. Kelly and Denise K. Kelly, 1684 Mueller Ct, Winterset, IA 50273

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Thomas R. Clause and Mary K. Clause, a married couple** (the "Grantors"), do hereby convey to **Benjamin M. Kelly and Denise K. Kelly, a married couple** (the "Grantees"), as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

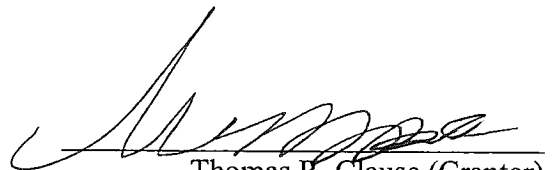
Parcel "F" located in the Southeast Quarter (¼) of the Southeast Quarter (¼) and in the Northeast Quarter (¼) of the Southeast Quarter (¼) of Section Three (3), and in the Northwest Quarter (¼) of the Southwest Quarter (¼) of Section Two (2), ALL in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 20.92 acres, as shown in Plat of Survey filed in Book 3, Page 227 on April 29, 1998, and corrected by Affidavit filed on August 12, 1998, in Book 45, Page 255, in the Office of the Recorder of Madison County, Iowa, EXCEPTING THEREFROM Parcel "W", located in the Southeast Quarter (¼) of the Southeast Quarter (¼) of said Section Three (3), as shown in Plat of Survey filed in Book 3, Page 202 on August 4, 1998 in the Office of the Recorder of Madison County, Iowa.

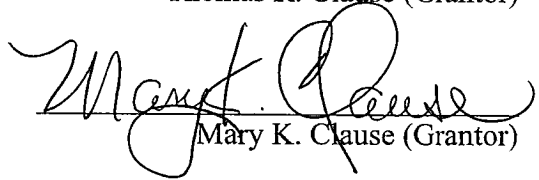
Subject to all covenants, restrictions and easements of record.

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

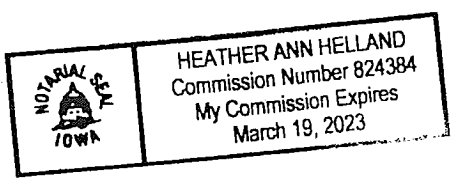
Dated the 8 day of Sept, 2022.

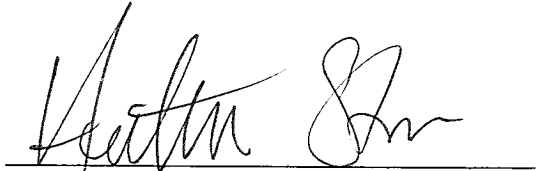

Thomas R. Clause (Grantor)


Mary K. Clause (Grantor)

STATE OF IA, COUNTY OF Madison

This record was acknowledged before me on Sept 8th, 2022, by Thomas R. Clause and Mary K. Clause.




Notary Public