



Document 2022 2967

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Date 10/11/2022 Time 3:32:14PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$903.20  
Rev Stamp# 387 DOV# 380

INDX  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

\$565,000<sup>00</sup>

**WARRANTY DEED – CORPORATE GRANTOR**  
**Recorder's Cover Sheet**

P22042A3  
LNI32192.MDK

**Preparer Information:** Jasper P. Verhofste, 303 Locust Street, Suite 400, Des Moines, IA 50309, Phone: 515-282-6803

**Taxpayer Information:** Andrew Denevi & Rachel Denevi, 2176 105th St, De Soto, IA 50069

✓ **Return Document To:** Andrew Denevi & Rachel Denevi, 2176 105th St, De Soto, IA 50069

**Grantors:** Matt Woody and Lynn Woody

**Grantees:** Andrew Denevi and Rachel Denevi

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



WARRANTY DEED JOINT TENANCY

For the consideration of Ten Dollar(s) and other valuable consideration, Matt Woody (a/k/a Matthew C. Woody) and Lynn Woody (a/k/a Lynn D. Woody), a married couple, do hereby Convey to Andrew Denevi and Rachel Denevi, \_\_\_\_\_, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot 1 of BITTERROOT SUBDIVISION, located in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section One (1), in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

This transaction is not exempt from the requirement to submit a groundwater hazard statement. A groundwater hazard statement is filed contemporaneously herewith.

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.

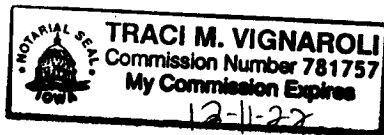
Dated: 10-5-22

Matt Woody, Grantor

Lynn Woody, Grantor

STATE OF IA, COUNTY OF Polk

This record was acknowledged before me on October 5th 2022 by Matt Woody and Lynn Woody, a married couple, as Grantors.



Signature of Notary Public