

BK: 2022 PG: 3025
Recorded: 10/18/2022 at 8:04:00.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$855.20
LISA SMITH RECORDER
Madison County, Iowa

Preparer: Seth D. Dodge, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801 (CEN10812)
Return To: Kathryn Kelli Woods and Joshua A. Woods 1414 Willow Court, CUMMING, IA 50061
Taxpayer Information: Kathryn Kelli Woods and Joshua A. Woods 1414 Willow Court, CUMMING, IA 50061

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Bryan Keith Barabin**, a single person, Convey(s) to **Kathryn Kelli Woods and Joshua A. Woods**, a married couple, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Lot Five (5) of WALNUT COVE ESTATES SUBDIVISION, PLAT NO. 1, located in the East Half of the Northwest Quarter (E¹/₂NW¹/₄) of Section Twenty-five (25), Township Seventy-seven (77) North, Range Twenty-six (26), West of the 5th P.M., Madison County, Iowa.

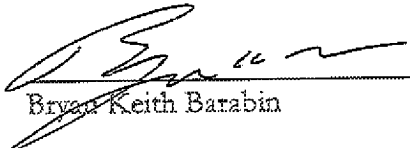
Subject to all covenants, restrictions and easements of record.

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 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.

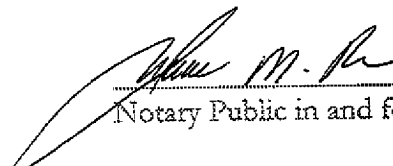
Dated: 9/10/2022


Bryan Keith Barabin

STATE OF Oregon, COUNTY OF Lane ss:

This record was acknowledged before me on September 10th 20 22 by Bryan Keith Barabin.




Notary Public in and for said State