

Document 2022 3032

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Date 10/18/2022 Time 12:17:37PM

Rec Amt \$12.00 Aud Amt \$5.00 INDX
Rev Transfer Tax \$719.20 ANNO
Rev Stamp# 394 DOV# 388 SCAN
LISA SMITH, COUNTY RECORDER CHEK

MADISON COUNTY IOWA

This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309

Phone No.: (515)453-4771

Mail tax statements and return document to:

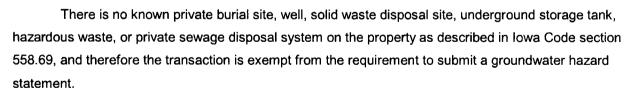
Ashley Merical and Johnathon W. Merical, 645 NE 6th St, Earlham, IA 50072

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WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, Jeffrey H. Beisner and Diane M. Beisner, a married couple, do hereby convey unto Ashley Merical and Johnathon W. Merical, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common, the following described real estate:





Order No.: 808-23692/BK

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the 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.

H. Beisner

Diane M. Beisner

STATE OF

COUNTY OF

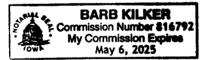
SS:

This instrument was acknowledged before me on October 6

by Jeffrey H (ولمسيو20_

Beisner and Diane M. Beisner, a married couple.

Motary Public in and for said State



Order No.: 808-23692/BK