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Date 1/31/2022 Time 11:50:41AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$367.20

Rev Stamp# 36 DOV# 33

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$ 230,000⁰⁰

**WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet**

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
515-462-3731

Taxpayer Information: Jeremy and Angela Schopp, 2596 225th Trail, Winterset, IA 50273

Return Document To: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273

Grantors: Kenneth Dunbar

Grantees: Jeremy Schopp and Angela Schopp

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Two Hundred Thirty Thousand Dollar(s) and other valuable consideration, Kenneth Dunbar, single person, does hereby Convey to Jeremy Schopp and Angela Schopp, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:


The West Three-Fourths ($\frac{3}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Thirty-five (35), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPT that part thereof used for highway purposes, AND EXCEPT a tract of land located therein, containing 11.6112 acres, as shown in Plat of Survey filed in Book 1, Page 311, on November 2, 1984 in the Office of the Recorder of Madison County, Iowa.



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: 1/26/2022


Kenneth Dunbar, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 1/26/22 by
Kenneth Dunbar.


Signature of Notary Public

