



Document 2022 3282

Book 2022 Page 3282 Type 03 001 Pages 2
Date 11/14/2022 Time 12:50:25PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$2,199.20
Rev Stamp# 432 DOV# 422
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

\$ 1,375,000

This instrument prepared by:
JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309
Phone No.: 515-453-4642

E ✓ Mail tax statements and return document to:
Ashley Bauer, 1265 Upland Ln, Van Meter, IA 50261

VCLL133355-MDK

1/3

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Christopher R Egan and Renee A Egan, a married couple**, do hereby convey unto **Ashley Bauer, a single person**, the following described real estate:

Parcel "D" located in the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Sixteen (16), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 17.64 acres, more or less, as shown in Plat of Survey filed in Book 2017, Page 3461 on November 3, 2017, in the Office of the Recorder of Madison County, Iowa.



SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantee, 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.

Christopher R Egan
Christopher R Egan

Renee A Egan
Renee A Egan

STATE OF Iowa)
COUNTY OF Madison) SS:

This instrument was acknowledged before me on November 7, 2022 by Christopher R Egan and Renee A Egan, a married couple.

Connie L. Ridgway
Notary Public in and for said State

