



Document 2022 3342

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Date 11/17/2022 Time 12:24:04PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$231.20
Rev Stamp# 443 DOV# 435

INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

\$ 145,000

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)453-4678

✓
✓

Mail tax statements and return document to:
Matthew D Floden and Holli Michele Floden, 518 W Green St, Winterset, IA 50273

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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, **Mark Ostrander and Deanna Ostrander, a married couple**, do hereby convey unto **Matthew D Floden and Holli Michele Floden, a married couple**, as **Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

Lot Two (2) of Roberts Acres Subdivision, located in the Northwest Quarter (1/4) of Section Eight (8), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

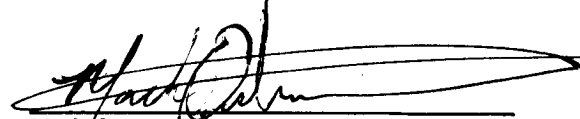


There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.


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.



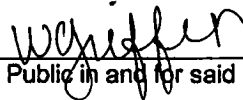
Mark Ostrander



Deanna Ostrander

STATE OF Iowa)
COUNTY OF Warren) SS:

This instrument was acknowledged before me on November 16, 2022 by Mark Ostrander and Deanna Ostrander, a married couple.



Notary Public in and for said State

