



Document 2022 3343

Book 2022 Page 3343 Type 03 001 Pages 2

Date 11/17/2022 Time 12:26:38PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$255.20

Rev Stamp# 444 DOV# 436

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$160,000

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy, #250, W. Des Moines, IA 50266 (515) 283-1801 (1487ROGI)

Return To: Robert L. Daniels and Taylor M. Daniels, 13090 Walnut Ridge Circle, Clive, IA 50325

Taxpayer Information: Robert L. Daniels and Taylor M. Daniels, 13090 Walnut Ridge Circle, Clive, IA 50325

1  
1

### WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **JASON FANTZ AND ANN M. FANTZ, a married couple**, do hereby Convey to **Robert L. Daniels and Taylor M. Daniels, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, in the following described real estate:

**The Northeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Nine (9), in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "F" located therein, containing 19.91 acres, as shown in Corrected Plat of Survey filed in Book 2007, Page 765 on February 23, 2007 in the Office of the Recorder Madison County, Iowa, AND EXCEPT the South 467 feet of the West 467 feet thereof;**



Subject to all covenants, restrictions and easements of record.

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.

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: 11/11/22

Jason Fantz  
JASON FANTZ

Ann M. Fantz  
ANN M. FANTZ

STATE OF IOWA )  
COUNTY OF MADISON ) ss:

This record was acknowledged before me on Nov. 11, 2022, by  
JASON FANTZ AND ANN M. FANTZ, a married couple.

Betsy Breeding  
Notary Public in and for said State

