

BK: 2022 PG: 3441
Recorded: 11/30/2022 at 11:41:43.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$623.20
LISA SMITH RECORDER
Madison County, Iowa

Preparer: Jason R. Sandegren, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (8044RSS)
Return To: Daniel E. Krull and Julie L. Krull, 3247 Wildrose Avenue, TRURO, IA 50257
Taxpayer Information: Daniel E. Krull and Julie L. Krull, 3247 Wildrose Avenue, TRURO, IA 50257

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **John A. Reedy and Jennifer A. Reedy, a married couple**, do hereby Convey to **Daniel E. Krull and Julie L. Krull, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Parcel "B", located in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-seven (27), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 3.24 acres, as shown in the Plat of Survey filed in Book 2002, Page 3820 on August 6, 2002, in the Office of the Recorder of Madison County, Iowa.

Subject to all covenants, restrictions and easements of record.

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.

