

CONSIDERATION \$680,000

BK: 2022 PG: 3747
Recorded: 12/29/2022 at 10:36:58.0 AM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$1,087.20
LISA SMITH RECORDER
Madison County, Iowa

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

Preparer Information: Bradley Sloter, 200 N. Johnson St., Charles City, IA 50616
Phone: 641-228-4533

Taxpayer Information: Evan Hollingsworth and Samantha Hollingsworth, 2387 Peru Road,
Peru, IA 50222

Return Document To: Evan Hollingsworth and Samantha Hollingsworth, 2387 Peru Road,
Peru, IA 50222

Grantors: Charles V. Perry and Ann Marie Perry

Grantees: Evan Hollingsworth and Samantha Hollingsworth

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of One Dollar and other valuable consideration, Charles V. Perry and Ann Marie Perry, husband and wife, do hereby Convey to Evan Hollingsworth and Samantha Hollingsworth, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

The North Half (1/2) of the Southeast Quarter (1/4) of Section Ten (10) in Township (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, **EXCEPT** a parcel of land in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Ten (10), containing 6.00 acres, as shown in Plat of Survey filed in Book 1, Page 282 on January 20, 1983, in the Office of the Recorder of Madison County, Iowa, **AND EXCEPT** that part of Parcel "A" that lies within the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Ten (10), containing 2.09 acres, as shown in Plat of Survey filed in Book 3, Page 375 on January 6, 1999, in the Office of the Recorder of Madison County, and shown corrected in Plat of Survey filed in Book 3, Page 380 on January 25, 1999, in the Office of the Recorder of Madison County, Iowa.

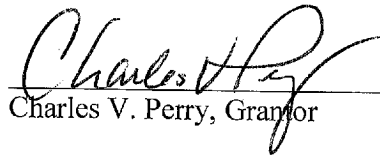
(Parcel Nos. 520101082011000 and 520101084000000)

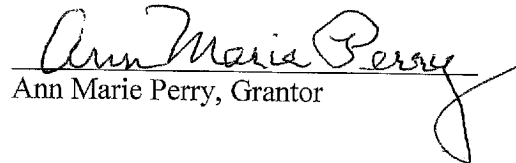
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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.

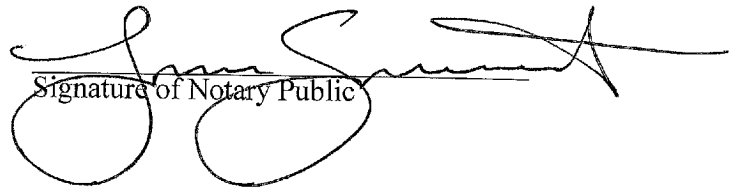
Dated: December 21, 2022.


Charles V. Perry, Grantor


Ann Marie Perry, Grantor

STATE OF IOWA, COUNTY OF FLOYD

This record was acknowledged before me on DECEMBER 21, 2022 by
Charles V. Perry and Ann Marie Perry.


Signature of Notary Public

