



Document 2022 494

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Date 2/17/2022 Time 12:33:13PM

Rec Amt \$12.00 Aud Amt \$10.00

Rev Transfer Tax \$946.40

Rev Stamp# 55 DOV# 51

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$592,000⁰⁰

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Benjamin L. Rouse, 502 15th Street, P.O. Box 250, Dallas Center, IA 50063,
Phone: (515) 992-3728

¹/₄ **Taxpayer Information:** Robert A. Berry, 3198 Hwy 169, Lorimor, IA 50149

⁶/₁₆ **Return Document To:** Benjamin L. Rouse, 502 15th St., P.O. Box 250, Dallas Center, IA 50063

Grantors: Linda L. Kentner and Vance Kentner

Grantees: Robert A. Berry

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Linda L. Kentner and Vance Kentner, a married couple, do hereby convey to Robert A. Berry, the following described real estate in Madison County, Iowa:

The Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) AND the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of Section Twenty-eight (28), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa,

and

The North Half of the Southwest Quarter (N 1/2 SW 1/4) of Section Twenty (20), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.



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.

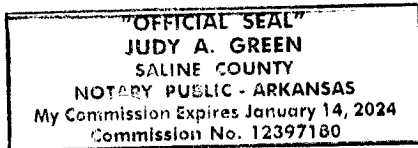
Dated this 1 day of Feb, 2022

Linda L. Kentner
Linda L. Kentner, Grantor

Vance Kentner
Vance Kentner, Grantor

STATE OF ARKANSAS, COUNTY OF SALINE;

This record was acknowledged before me on Feb 1, 2022 by Linda L. Kentner and Vance Kentner, a married couple.



Judy A. Green
Signature of Notary Public