



Document 2022 626

Book 2022 Page 626 Type 03 001 Pages 1  
Date 3/02/2022 Time 12:17:57PM  
Rec Amt \$7.00 Aud Amt \$5.00  
Rev Transfer Tax \$319.20  
Rev Stamp# 64 DOV# 59

INDX  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA


\$200,000  
Preparer: LeAnne K Krell, P.O Box 57056, Des Moines, IA 50317 (515) 967-5103  
Return to: Stephanie Kindred and Nicholas Kindred 1411 Tuscan Drive SE, Altoona, Iowa 50009  
Taxpayer Information: Stephanie Kindred and Nicholas Kindred 1411 Tuscan Drive SE, Altoona, Iowa 50009 F1012844

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### WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **David F. Avery and Coreen D. Avery, Husband and Wife**, do hereby Convey to **Stephanie Kindred and Nicholas Kindred**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

**Parcel "C" located in the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section One (1), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 20.00 acres, more or less, as shown in Plat of Survey filed in Book 2022, Page 345 on February 2, 2022, 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 acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 2-24-22



David F. Avery  
David F. Avery  
Coreen D. Avery  
Coreen D. Avery

STATE OF Iowa COUNTY OF Polk

This record was acknowledged before me on 24 day of February, 2022 by **David F. Avery and Coreen D. Avery, Husband and Wife.**

Julia Graves Iowa  
Notary Public in and for said State