

CONSIDERATION \$880,000

**BK: 2022 PG: 662**  
**Recorded: 3/7/2022 at 8:05:20.0 AM**  
**Pages 2**  
**County Recording Fee: \$17.00**  
**Iowa E-Filing Fee: \$3.00**  
**Combined Fee: \$20.00**  
**Revenue Tax: \$1,407.20**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**

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**Preparer:** Danielle Guisinger, 1150 Jordan Creek Pkwy Ste 200, West Des Moines, IA 50266 515-864-9369

**Return To:** Levi H. Yutzy, 2980 Clark Tower Rd., Winterset, IA 50273

**Taxpayer Information:** Levi H. Yutzy, 2980 Clark Tower Rd., Winterset, IA 50273

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## WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **MT Davis, LLC., a Limited Liability Company** organized and existing under the laws of the State of Iowa does hereby Convey to **Levi H. Yutzy and Elnora E. Yutzy, 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 West Half ( $\frac{1}{2}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ), and in the Southeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ), and in the Northeast Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ), all in Section Twenty-three (23), Township Seventy-four (74), Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 139.950 acres, as shown in Plat of Survey filed in Book 3, Page 235 on May 8, 1998 in the Office of the Recorder of Madison County, Iowa; said Parcel "B" includes all of Parcel "A", containing 14.648 acres, as shown on Plat of Survey filed in Book 3, Page 185 on February 13, 1998, in the Office of the Recorder of Madison County, Iowa

Subject to all covenants, restrictions and easements of record.

The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

