

**BK: 2022 PG: 808**  
**Recorded: 3/21/2022 at 8:12:33.0 AM**  
**Pages 2**  
**County Recording Fee: \$17.00**  
**Iowa E-Filing Fee: \$3.00**  
**Combined Fee: \$20.00**  
**Revenue Tax: \$239.20**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**

**WARRANTY DEED**  
**Joint Tenancy**

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***Prepared by:*** Aaron M. Hubbard, Hubbard Law Firm, P.C., 2900 100<sup>th</sup> Street, Suite 209, Urbandale, IA 50322; Phone: (515) 222-1700

***Send Tax Statements and return document to:*** Mark J. Nehring and Kelsey K. Nehring, 3218 140<sup>th</sup> Street, Cumming, IA 50061

***Grantor/Affiant:*** Andrew Paul Conner and Theresa Lynn Conner

***Grantee:*** Mark J. Nehring and Kelsey K. Nehring

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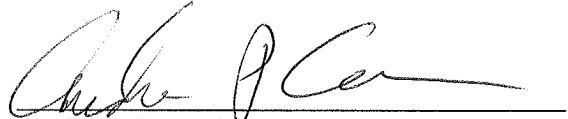
For the consideration of One Dollar(s) and other valuable consideration, **Andrew Paul Conner and Theresa Lynn Conner, a married couple** do hereby Convey to **Mark J. Nehring and Kelsey K. Nehring, a married couple** as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate:


**Parcel "C" located in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-six (26), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 19.847 acres, as shown in Plat of Survey filed in Book 2006, Page 1268 on March 31, 2006, in the Office of the Recorder of Madison County, Iowa; EXCEPT Parcel "D" located therein, containing 5.255 acres, as shown in Plat of Survey filed in Book 2011, Page 528 on February 24, 2011, in the Office of the Recorder of 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: 03/10/22

  
\_\_\_\_\_  
Andrew Paul Conner, Grantor

  
\_\_\_\_\_  
Theresa Lynn Conner, Grantor

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on March 10, 2022, by  
**Andrew Paul Conner and Theresa Lynn Conner, a married couple.**

  
\_\_\_\_\_  
Signature of Notary Public

