



Document 2022 882

Book 2022 Page 882 Type 03 001 Pages 2

Date 3/28/2022 Time 1:40:49PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$319.20

Rev Stamp# 98 DOV# 93

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$ 200,000

Prepared by and

Return to: Michael P. Holzworth, 5835 Grand Avenue, Suite 104, Des Moines, IA 50312, (515) 274-0279

Taxpayer: Kenneth M. Flaherty and Susan M. Flaherty, 28665 Hickory Lodge Drive, Van Meter, IA 50261

### WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration Paul F. Cain and Kelly Jo Cain, husband and wife, do hereby Convey to Kenneth M. Flaherty and Susan M. Flaherty, husband and wife, an undivided 50% interest with Kevin M. Flaherty and Shelley Flaherty, husband and wife, all our right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

Parcel "A" located in the Southeast Quarter (1/4) of the Northwest Quarter (1/4) and in the Northeast Quarter (1/4) of the Southwest Quarter (1/4) and in the Northwest Quarter (1/4) of the Southeast Quarter (1/4) and in the Southwest Quarter (1/4) of the Southeast Quarter (1/4) and in the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-one (21), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 51.62 acres, as shown in Corrected Plat of Survey filed in Book 2014, Page 2001 on August 12, 2014, in the Office of the Recorder of Madison County, Iowa; EXCEPT all that part of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-one (21) lying South of the North Bank of Cedar Creek and except all that part of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Twenty-one (21) lying South and West of the North and East Bank of Cedar Creek, that lies therein; AND the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Twenty-one (21), EXCEPT all that part thereof that lies within Parcels "A", "B" and "C" as shown in Corrected Plat of Survey filed in Book 2014, Page 2001 on August 12, 2014, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT all that part thereof that lies within Lot One (1) of Wyndmere Estates Plat 1, as shown in Plat of Survey recorded in Book 2006, Page 241 on January 17, 2006, in the Office of the Recorder of Madison County, Iowa.

Exemption: 428A.2(21)

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.

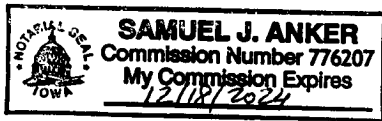
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 3-25-2022

Paul F. Cain  
Paul F. Cain (Grantor)  
Kelly Jo Cain  
Kelly Jo Cain (Grantor)

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me this 25<sup>th</sup> day of March, 2022, by Paul F. Cain and Kelly Jo Cain, husband and wife.



Samuel J. Anker  
Signature of Notary Public