

BK: 2022 PG: 950
Recorded: 4/1/2022 at 11:47:04.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$287.20
LISA SMITH RECORDER
Madison County, Iowa

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
515-462-3731

Taxpayer Information: Austin Isiaha Brenizer, 216 S. 4th Street, Winterset, IA 50273

Return Document To: Austin Isiaha Brenizer, 216 S. 4th Street, Winterset, IA 50273

Grantors: Craig Berry and Barbara Berry

Grantees: Austin Isiaha Brenizer

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Hundred Eighty Thousand Dollar(s) and other valuable consideration, Craig Berry and Barbara Berry, Husband and Wife, do hereby Convey to Austin Isiaha Brenizer, the following described real estate in Madison County, Iowa:

The North Half (N½) of Lot Eight (8) and the North Half (¼) of the East Thirty-eight (E38) Feet of Lot Seven (7) in Block Twenty-eight (28) of the Original Town of Winterset, 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: 3-30-22

Craig Berry
Craig Berry, Grantor

Barbara A. Berry
Barbara Berry, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 3-30-2022 by Craig Berry and Barbara Berry.



Sarah M. Cowman
Signature of Notary Public