



Document 2023 1244

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Date 6/02/2023 Time 10:47:31AM

Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$719.20 ANNO

Rev Stamp# 163 DOV# 162 SCAN

BRANDY MACUMBER, COUNTY RECORDER CHEK

MADISON COUNTY IOWA

\$450,000<sup>00</sup>

**Preparer:** Jason R. Sandegren, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (8279RSS)

**Return To:** Steven A. Riley, 1404 190th St., Winterset, IA 50273

**Taxpayer Information:** Steven A. Riley, 1404 190<sup>th</sup> St., Winterset, IA 50273

$\frac{1}{2}$

### WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Hannah Wood and Jerimiah Wood, a married couple**, do hereby Convey to **Steven A. Riley, an unmarried person**, the following described real estate:

**Parcel "B" located in the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-three (23), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 3.43 acres, as shown in Plat of Survey filed in Book 2008, Page 3594 on December 15, 2008, in the Office of the Recorder of Madison County, Iowa; AND Parcel "C" located in the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twenty-three (23), containing 6.79 acres as shown in Plat of Survey filed in Book 2009, Page 2427 on July 30, 2009, 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 acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

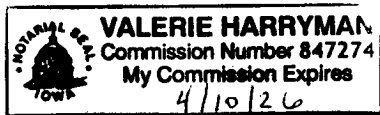
Dated: 5/31/2023

Hannah Wood  
Hannah Wood

STATE OF IOWA )  
 )ss:  
COUNTY OF POLK )

This record was acknowledged before me on May 31, 2023, by Hannah Wood.

Valerie Harryman  
Notary Public in and for said State



Dated: 5-31-2023

Jeremiah Wood  
Jeremiah Wood

STATE OF IOWA )  
 )ss:  
COUNTY OF POLK )

This record was acknowledged before me on May 31, 2023, by Jeremiah Wood.

Valerie Harryman  
Notary Public in and for said State

