

BK: 2023 PG: 160
Recorded: 1/30/2023 at 11:00:27.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$479.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

WARRANTY DEED

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

Send Tax Statements and return document to: Nathan R. Neuenkirk and Tara L. Neuenkirk, 1967 Quail Ridge Avenue, WINTERSET, IA 50273

Grantor/Affiant: Francis G. Neuenkirk

Grantee: Nathan R. Neuenkirk and Tara L. Neuenkirk

For the consideration of One Dollar(s) and other valuable consideration, **Francis G. Neuenkirk, a single person**, does hereby Convey to **Nathan R. Neuenkirk and Tara L. Neuenkirk, a married couple**, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate:

Parcel "E", located in the Southwest Quarter of the Southeast Quarter of Section 23, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Northeast corner of the Southwest Quarter of the Southeast Quarter of Section 23, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence North 89°41'33" West along an existing fence line which is the North line of the Southwest Quarter of the Southeast Quarter of said Section 23, 1305.05 feet to the Northwest corner of the Southwest Quarter of the Southeast Quarter of said section 23; thence South 0°51'15" West along the West line of the Southwest Quarter of the Southeast Quarter of said Section 23, 337.03 feet; thence North 90°00'00" East, 1307.71 feet to a point on the East line of the Southwest Quarter of the Southeast Quarter of said Section 23; thence North 0°24'26" East along the East line of the Southwest Quarter of the Southeast Quarter of said Section 23, 330.00 feet to the Point of Beginning. Said Parcel contains 10.002 acres, including 0.211 acres of County Road right-of-way.


“There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.”

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: 1/27/2023



Francis G. Neuenkirk, Grantor

STATE OF Iowa, COUNTY OF Ross

This record was acknowledged before me on January 27, 2023, by
Francis G. Neuenkirk, a single person.



Signature of Notary Public

