



Document 2023 1962

Book 2023 Page 1962 Type 03 001 Pages 2

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Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$303.20 ANNO

Rev Stamp# 275 DOV# 275 SCAN

BRANDY MACUMBER, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

\$ 189,900⁰⁰

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Kyle Weber, 101 1/2 W Jefferson, Winterset, IA 50273, Phone:
5154623731

³/₄ **Taxpayer Information:** Nathan D. Bartz, 2435 290th Street, Peru, IA 50222

✓ **Return Document To:** Kyle Weber, 101 1/2 W Jefferson, Winterset, IA 50273

Grantors: Alan V. Anthony and Nancy J. Anthony

Grantees: Nathan D. Bartz

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Hundred Eighty-Nine Thousand Nine Hundred Dollar(s) and other valuable consideration, Alan V. Anthony, by Jeffery D. Mease as Power of Attorney for Alan V. Anthony, and Nancy J. Anthony, by Jeffery D. Mease as Power of Attorney for Nancy J. Anthony, husband and wife, do hereby Convey to Nathan D. Bartz, the following described real estate in Madison County, Iowa:

Parcel "C" located in the Northeast Quarter (1/4) of Section Thirty-three (33), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th PM, Madison County, Iowa, containing 6.99 acres, as shown in Amended Plat of Survey filed in Book 2003, Page 7468 on December 23, 2003, 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.

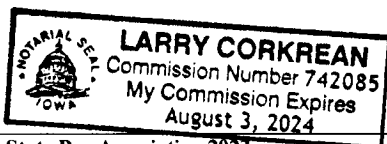
Dated: 8-16-23

Handwritten signature of Jeffery D. Mease POA
Alan V. Anthony, Grantor, by Jeffery D. Mease as Power of Attorney for Alan V. Anthony

Handwritten signature of Jeffery D. Mease POA
Nancy J. Anthony, Grantor, by Jeffery D. Mease as Power of Attorney for Nancy J. Anthony

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on August 16, 2023 by Alan V. Anthony, by Jeffery D. Mease as Power of Attorney for Alan V. Anthony, and Nancy J. Anthony, by Jeffery D. Mease as Power of Attorney for Nancy J. Anthony.



Handwritten signature of Larry Corkrean
Signature of Notary Public