

BK: 2023 PG: 2078
Recorded: 8/31/2023 at 8:20:21.0 AM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, 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: Randall Alan Briney, 1244 225th Street, Winterset, IA 50273

Return Document To: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273

Grantors: Sherri Jayne Briney, Craig Rollin Briney and Bethanne Briney

Grantees: Randall Alan Briney

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Sherri Jayne Briney, single, Craig Rollin Briney and Bethanne Briney, husband and wife, do hereby Convey to Randall Alan Briney the following described real estate in Madison County, Iowa:

An undivided one-half interest in the following described real property :

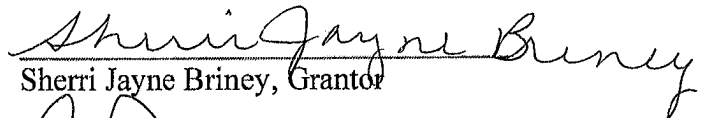
Parcel "G" located in the East Half (1/2) of the Southwest Quarter (1/4) of Section Four (4), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 5.46 acres, as shown in Corrected Plat of Survey filed in Book 2019, Page 793 on March 14, 2019, in the Office of the Recorder of Madison County, Iowa.

This deed is exempt according to Iowa Code 428A.2(21).

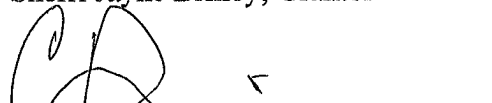
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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.

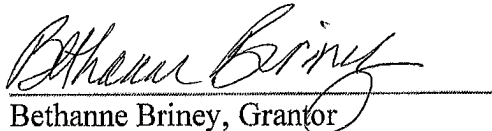
Dated: August 26, 2023.



Sherri Jayne Briney, Grantor



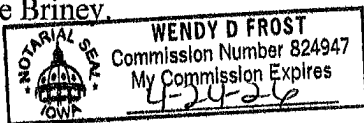
Craig Rollin Briney, Grantor



Bethanne Briney, Grantor

STATE OF IOWA, COUNTY OF MADISON

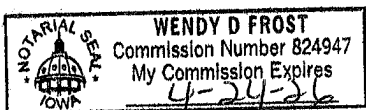
This record was acknowledged before me on August 26, 2023 by
Sherri Jayne Briney.



Wendy D. Frost
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on August 26, 2023 by
Craig Rollin Briney and Bethanne Briney.



Wendy D. Frost
Signature of Notary Public