



Document 2023 2265

Book 2023 Page 2265 Type 03 001 Pages 2

Date 9/18/2023 Time 12:03:07PM

Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$1,279.20 ANNO

Rev Stamp# 329 DOV# 327 SCAN

BRANDY MACUMBER, COUNTY RECORDER CHEK

MADISON COUNTY IOWA

\$800,000⁰⁰

WARRANTY DEED JOINT TENANCY

Recorder's Cover Sheet

VCM14970

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

Taxpayer Information: Theodore Noel and Emily Noel, 2589 Saint Charles Road, Winterset, IA 50273

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

Grantors: Craig A. Leonard and Robin M. Leonard

Grantees: Theodore Noel and Emily Noel

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Eight Hundred Thousand Dollar(s) and other valuable consideration, Craig A. Leonard and Robin M. Leonard, husband and wife, do hereby Convey to Theodore Noel and Emily Noel, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Parcel "A" located in the Southeast Quarter (1/4) of Section Ten (10), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 30.75 acres, as shown in Corrected Plat of Survey filed in Book 3, Page 380 on January 25, 1999, in the Office of the Recorder of Madison County, Iowa; INCLUDING Parcel "C" located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Ten (10), containing 7.07 acres, as shown in Plat of Survey filed in Book 2007, Page 2930 on July 26, 2007, 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.

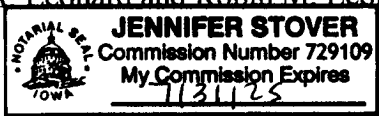
Dated: 9-14-23

Craig A. Leonard, Grantor

Robin M. Leonard, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 9/14/23 by Craig A. Leonard and Robin M. Leonard.



Signature of Notary Public