

BK: 2023 PG: 2352
Recorded: 9/26/2023 at 8:32:03.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$475.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

\$297,500.00

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306
Tax Statement
& Return to: Amber Bonnett and Adam Bonnett, 2478 Bevington Park Road, Saint Charles, IA 50240

12302608

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Jeffory D. Howard and Lesa H Howard, a married couple** (the "Grantors"), do hereby convey to **Amber Bonnett and Adam Bonnett, a married couple** (the "Grantees"), as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

A tract of land described as follows, to-wit: Commencing at the Southwest corner of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirteen (13) in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, thence North along the section line 153 feet, thence East 250 feet, thence North 48 feet, thence East to a point on the East line of the Northwest Quarter (1/4) of the Southwest Quarter (1/4), 156 feet North of the Southeast corner of said Northwest Quarter (1/4) of the Southwest Quarter (1/4), thence South along the East line of said Northwest Quarter (1/4) of the Southwest Quarter (1/4) to the Southeast corner thereof; thence West along the South line of said Northwest Quarter (1/4) of the Southwest Quarter (1/4) to the point of beginning.

AND

Parcel "H" located in that part of Parcel "A", recorded in Farm Plat Book 2 Page 518, of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirteen (13), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 0.30 acres including 0.03 acre of Madison County Road Easement, as shown in Plat of Survey recorded on May 7, 2018 in the Madison County Recorder's Office in Book 2018 at Page 1408.

NOTE: Parcel "H" is to be forever attached and tied to the tract of land bordering said Parcel "H" on the South.

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 Grantors 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 the 21 day of September 2023.

Jeffery D. Howard
Jeffery D. Howard (Grantor)

Lesa Howard
Lesa H Howard (Grantor)

STATE OF Ohio COUNTY OF Madison

This record was acknowledged before me on September 21, 2023, by Jeffery D. Howard and Lesa H Howard.



[Signature]
Notary Public