

BK: 2023 PG: 2936
Recorded: 12/1/2023 at 1:54:01.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$527.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

\$330,000.00

Preparer: Seth D. Dodge, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801 (CEN11249)
Return To: Dustin Heinold and Sandra Heinold, 1534 120th St., Earlham, IA 50072
Taxpayer Information: Dustin Heinold and Sandra Heinold, 1534 120th St., Earlham, IA 50072

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **John L. Wilcox and Janet M. Wilcox, a married couple**, Convey(s) to **Dustin Heinold and Sandra Heinold**, a married couple, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Parcel "D" located in the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Thirteen (13), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 3.008 acres, as shown in Plat of Survey filed in Book 3, Page 242 on May 15, 1998, in the Office of the Recorder of Madison County, Iowa.

Subject to all covenants, restrictions and easements of record.

The grantor(s) hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has 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 grantor covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated. If a spouse who is not a titleholder executes this deed, that spouse does not join in the warranties stated above, but executes solely for purposes of releasing rights of dower, homestead, and distributive share.

Each of the undersigned releases all rights of dower, homestead and distributive share in and to the real estate described above.

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: November 29, 2023

John L. Wilcox
John L. Wilcox

Janet M. Wilcox
Janet M. Wilcox

STATE OF Iowa, COUNTY OF Polk) ss:

This record was acknowledged before me on 11-29 2023 by John L. Wilcox and Janet M. Wilcox.



Eileen Van Kooten-Schmitt
Notary Public in and for said State