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Date 2/23/2023 Time 10:28:49AM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$978.40

ANNO

Rev Stamp# 40 DOV# 42

SCAN

BRANDY MACUMBER, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$612,000⁰⁰

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306

Tax Statement

& Return to: James Kronkow and Louise Kronkow, 3089 Cumming Road, Van Meter, IA 50261 P2202521

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Thomas J. Steffes, a single person**, (the "Grantor"), does hereby Convey to **James Kronkow and Louise Kronkow, a married couple** (the "Grantees"), as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

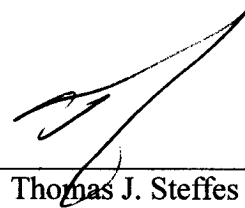
Lot Ten (10) of Lake View Rural Estates, a Subdivision of the Northeast Quarter (1/4) of Section Twenty-eight (28), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

Subject to all covenants, restrictions and easements of record.

Grantor does hereby covenant 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.

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

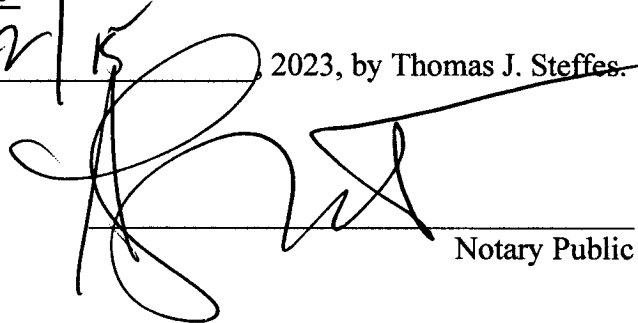
Dated the 15 day of FEBRUARY, 2023.



Thomas J. Steffes (Grantor)

STATE OF IA, COUNTY OF Madison

This record was acknowledged before me on 2/15, 2023, by Thomas J. Steffes.



Notary Public