



Document 2023 455

Book 2023 Page 455 Type 03 001 Pages 2

Date 3/07/2023 Time 8:06:22AM

Rec Amt \$12 00 Aud Amt \$5 00

Rev Transfer Tax \$373 60

Rev Stamp# 57 DOV# 57

INDX

ANNO

SCAN

BRANDY MACUMBER. COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$234,000

Preparer: Danielle Guisinger, 7043 Vista Drive, West Des Moines, IA 50266 (515) 864-9370 (1589SS)

Return To: Kevin Clemens, 1457 Limestone Lane, Winterset IA 50273

Taxpayer Information: Kevin Clemens, 1457 Limestone Lane, Winterset IA 50273

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Cory K. Hall and Deborah S. Hall, a married couple**, do hereby Convey to **Kevin Clemens and Teri Clemens, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

See Attached.

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 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: 3 3 23

Cory K. Hall
Cory K. Hall

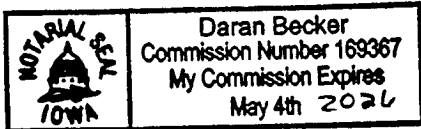
Deborah S. Hall
Deborah S. Hall

STATE OF Iowa)

COUNTY OF Warren)

)ss:

This record was acknowledged before me on 3 3 2023, by **Cory K. Hall and Deborah S. Hall, a married couple.**



Daran Becker
Notary Public in and for said State

LEGAL DESCRIPTION

Parcel "B" located in the Southeast Quarter (¼) of the Northeast Quarter (¼) of Fractional Section Nineteen (19), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 7.35 acres, as shown in Plat of Survey filed in Book 3, Page 316 on August 21, 1998 in the Office of the Recorder of Madison County, Iowa; AND Parcel "D" located in the South Half (½) of the Northeast Quarter (¼) of said Section Nineteen (19), containing 19.23 acres, as shown in Amended Plat of Survey filed in Book 2013, Page 3439 on November 13, 2013 in the Office of the Recorder of Madison County, Iowa.