



Document 2023 504

Book 2023 Page 504 Type 03 001 Pages 2

Date 3/13/2023 Time 11:13:46AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$991.20

Rev Stamp# 61 DOV# 61

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$620,000

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Jasper P. Verhofste, 303 Locust Street, Suite 400, Des Moines, IA 50309, Phone: 515-282-6803

Taxpayer Information: Zechariah Logan Winders and Megan Winders, 1723 Creamery Rd, Dexter, IA 50070

Return Document To: Zechariah Logan Winders and Megan Winders, 1723 Creamery Rd, Dexter, IA 50070

Grantors: Justin Toler and Priscilla Toler

Grantees: Zechariah Logan Winders and Megan Winders

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Justin Toler and Priscilla Toler, a married couple, do hereby Convey to Zechariah Logan Winders and Megan Winders, a married couple, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

The Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Seven (7), in Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "A" located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Seven (7), containing 10.00 acres, as shown in Amended Plat of Survey filed in Book 2004, Page 867 on March 1, 2004, 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: 3-8-23

Justin Toler, Grantor

Priscilla Toler, Grantor

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on March 8th 2023 by Justin Toler and Priscilla Toler, a married couple.

Signature of Notary Public

