



Document 2023 673

Book 2023 Page 673 Type 03 001 Pages 2
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Rec Amt \$12.00 Aud Amt \$5.00 INDX
Rev Transfer Tax \$239.20 ANNO
Rev Stamp# 79 DOV# 81 SCAN
BRANDY MACUMBER, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

#150,000

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: 515-462-3731

Taxpayer Information: Sean Gregory Neuenkirk, 1971 Quail Ridge Avenue, Winterset, IA 50273

Return Document To: Sean Gregory Neuenkirk, 1971 Quail Ridge Avenue, Winterset, IA 50273

Grantors: Francis Genne Neuenkirk

Grantees: Sean Gregory Neuenkirk

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Hundred Fifty Thousand Dollar(s) and other valuable consideration, Francis Neuenkirk, a/k/ a Francis G. Neuenkirk, a/k/a Francis Genne Neuenkirk, Single, does hereby Convey to Sean Gregory Neuenkirk, the following described real estate in Madison County, Iowa:

All of that part of the Southwest Quarter of the Southeast Quarter (SW¼SE¼) lying North of Cedar Creek in Section Twenty-three (23), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M.,

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: 4/6/2023

Francis Genne Neuenkirk, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 4/6/2023 by Francis Genne Neuenkirk.

Signature of Notary Public

