



Document 2023 703

Book 2023 Page 703 Type 03 001 Pages 3

Date 4/10/2023 Time 12:33:23PM

Rec Amt \$17.00 Aud Amt \$10.00

Rev Transfer Tax \$996.00

Rev Stamp# 86

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$623,000

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

F10137297

Tax Statement

& Return to: Jon Henry Kaufman and Dena Jayne Kaufman, 1786 Millstream Ct, Winterset, IA 50273

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WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Nicholas Roberts, a single person, and Alexis Roberts, a single person** (the "Grantors"), do hereby convey to **Jon Henry Kaufman and Dena Jayne Kaufman, 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 Thirty (30) of Covered Bridge Estates, located in the Fractional Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Seven (7), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; AND in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twelve (12), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa

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 Grantors 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 the 6th day of April, 2023.



Nicholos Roberts (Grantor)

STATE OF IA, COUNTY OF Madison

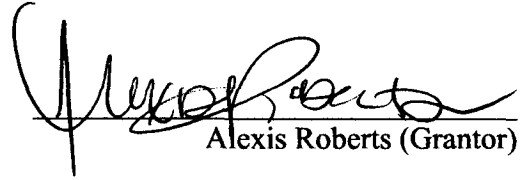
This record was acknowledged before me on April 6, 2023, by Nicholos Roberts.



Notary Public

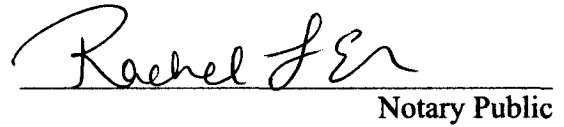





Alexis Roberts (Grantor)

STATE OF IA, COUNTY OF Madison

This record was acknowledged before me on April 6, 2023, by Alexis Roberts.


Notary Public