

BK: 2023 PG: 72  
Recorded: 1/13/2023 at 3:42:47.0 PM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$2,138.40  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

---

Preparer: Jason R. Sandegren, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (8069RSS)  
Return To: Anthony B. Geiger, 3181 130th Street, CUMMING, IA 50061  
Taxpayer Information: Anthony B. Geiger, 3181 130th Street, CUMMING, IA 50061

---

### WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Jeremy Selvage and Brenda Selvage, a married couple**, do hereby Convey to **Anthony B. Geiger and Nicole R. Geiger, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

**Parcel "G" located in the South Half (1/2) of the Southeast Quarter (1/4) of Section Fifteen (15), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 9.68 acres, as shown in Plat of Survey filed in Book 2017, Page 299 on January 26, 2017, in the Office of the Recorder of Madison County, Iowa.**

Subject to all covenants, restrictions and easements of record, including deed restrictions contained in Warranty Deed filed March 31, 2017 in Book 2017 at Page 1018.

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.

