



Document 2023 741

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Date 4/13/2023 Time 11:54:10AM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$799.20

Rev Stamp# 95 DOV# 95

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

Return To: Roy F. Dwyer, 2455 Deer Run Avenue, Winterset, IA 50273

Taxpayer: Roy F. Dwyer and Wanona A. Dwyer Trust, 2455 Deer Run Avenue, Winterset, IA 50273

Preparer: Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: 515-462-3731



WARRANTY DEED

For the consideration of Five Hundred Thousand Dollar(s) and other valuable consideration, Jerrold B. Oliver and Betty F. Oliver, Husband and Wife, do hereby Convey to Roy F. Dwyer and Wanona A. Dwyer Trust, the following described real estate in Madison County, Iowa:

See Description Attached

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: March 31, 2023.

Jerrold B. Oliver
Jerrold B. Oliver, Grantor

Betty F. Oliver
Betty F. Oliver, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on March 31, 2023 by
Jerrold B. Oliver and Betty F. Oliver.



Kim Leonard
Signature of Notary Public

Description of Oliver - Dwyer Trust Sale

The East 93 acres of the Northeast Quarter ($\frac{1}{4}$) of Section Twenty-one (21), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa; **EXCEPT** the East 15 rods of the South $5\frac{1}{2}$ rods of the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) located therein; **AND EXCEPT** the East 23.25 acres of the Southeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Twenty-one (21); **AND EXCEPT** a tract of land located in the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Twenty-one (21), containing 1.124 acres as shown in Boundary Retracement Survey filed in Book 2019, Page 2511 on August 14, 2019, in the Office of the Recorder of Madison County, Iowa.