



Document 2023 889

Book 2023 Page 889 Type 03 001 Pages 2

Date 4/28/2023 Time 11:16:26AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$729.60

Rev Stamp# 110 DOV# 113

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$456,500

**WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet**

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

Taxpayer Information: Alvin D. Borntreger and Carolyn M. Borntreger, 3113 Larkspur
Avenue, Lorimor, IA 50149

Return Document To: Alvin D. Borntreger, 3113 Larkspur Avenue, Lorimor, IA 50149

Grantors: Levi H. Yutzy and Elnora E. Yutzy

Grantees: Alvin D. Borntreger and Carolyn M. Borntreger

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Four Hundred Fifty-Six Thousand Five Hundred Dollar(s) and other valuable consideration, Levi H. Yutzy and Elnora E. Yutzy, Husband and Wife, do hereby Convey to Alvin D. Borntrager and Carolyn M. Borntrager, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

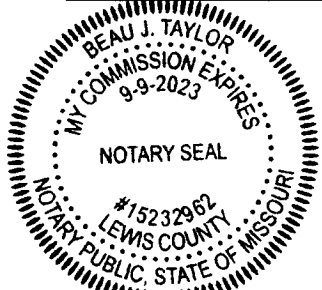
The West Half (1/2) of the Northeast Quarter (1/4) of Section Twenty-three (23), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; EXCEPT that part of Parcel "K" located therein as shown in Plat of Survey filed in Book 2023, Page 307 on February 21, 2023, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT a parcel of land located therein as shown in Plat of Survey filed in Farm Plat 2, Page 172 on November 27, 1989, in the Office of the Recorder of Madison County, Iowa.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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: 4-26-23



Levi H. Yutzy, Grantor

Elnora E. Yutzy, Grantor

STATE OF Missouri, COUNTY OF Lewis

This record was acknowledged before me on April 26 2023 by Levi H. Yutzy and Elnora E. Yutzy.

Beau J. Taylor, Signature of Notary Public