



Document 2023 918

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Date 5/02/2023 Time 12:17:11PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$2,239.20

ANNO

Rev Stamp# 116 DOV# 118

SCAN

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

\$1,400,000<sup>00</sup>

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

Tax Statement

Return to: Austin Peters and Rachel Peters, 1001 Timber Brook Ave, Booneville IA 50038

REG137676

$\frac{1}{2}$

### WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Jesse L Lindsey and Emily J Lindsey, a married couple** (the "Grantors"), do hereby convey to **Austin Peters and Rachel Peters, 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 One (1) of Lindsey Farm Plat One (1), located in the Northwest Quarter (  $\frac{1}{4}$  ) of the Northwest Fractional Quarter (  $\frac{1}{4}$  ) of Section Five (5), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

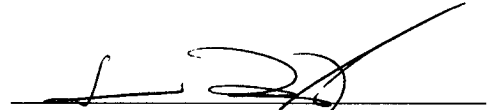



Subject to all covenants, restrictions and easements of record.

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

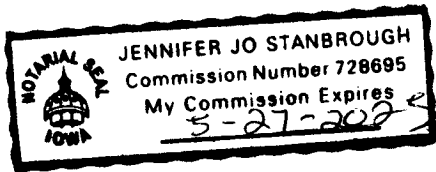
Dated the 28 day of April, 2023.

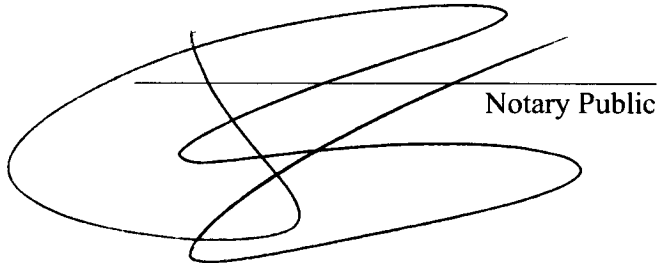
  
\_\_\_\_\_  
Jesse L Lindsey (Grantor)

  
\_\_\_\_\_  
Emily J Lindsey (Grantor)

STATE OF Iowa COUNTY OF Polk

This record was acknowledged before me on 4/28/2023, 2023, by Jesse L Lindsey and Emily J Lindsey.



  
\_\_\_\_\_  
Notary Public