

\$545,000.00

BK: 2024 PG: 1809
Recorded: 7/29/2024 at 3:57:12.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$871.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306
Tax Statement
& Return to: Keyli L Keifer and Nicholas O Keifer - 3030 Cumming Rd, Van Meter, IA 50261

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Ryan Purdy and Emily Berg, a married couple** (the "Grantors"), do hereby convey to **Keyli L Keifer and Nicholas O Keifer, a married couple** (the "Grantees"), as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Parcel "E", located in the Southeast Quarter (¼) of the Southwest Quarter (¼), in Section Twenty-eight (28), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa containing 3.00 acres, as shown in Plat of Survey filed in Book 2002, Page 1396 on March 26, 2002 in the Office of the Recorder of 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 15 day of July, 2024.



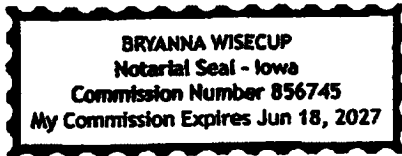
Ryan Purdy (Grantor)

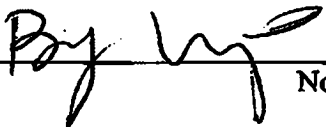


Emily Berg (Grantor)

STATE OF IA, COUNTY OF Dallas

This record was acknowledged before me on 15 July, 2024, by Ryan Purdy and Emily Berg.





Notary Public