

**\$410,000.00**

BK: 2024 PG: 1894

Recorded: 8/6/2024 at 2:33:14.0 PM

Pages 2

County Recording Fee: \$17.00

Iowa E-Filing Fee: \$3.00

Combined Fee: \$20.00

Revenue Tax: \$655.20

BRANDY L. MACUMBER, RECORDER

Madison County, Iowa

**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:** Joe Paterno and Audrey Paterno, 2331 152nd Street, Winterset, IA  
50273

**Return Document To:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, Iowa 50273

**Grantors:** Ryan Florer and Sonja Florer

**Grantees:** Joe Paterno and Audrey Paterno

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



### WARRANTY DEED JOINT TENANCY

For the consideration of Four Hundred Ten Thousand Dollar(s) and other valuable consideration, Ryan Florer and Sonja Florer, husband and wife, do hereby Convey to Joe Paterno and Audrey Paterno, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

**Lots Five (5), Six (6) and the East 141.2 feet of Lot Eight (8) of the Final Plat of Berglund Rural Estates Sub-District in the Northwest Quarter (1/4) of Section Thirty-two (32), in Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPT all that Portion of Lot Five (5) lying North of the following described line: Beginning at a point on the East line of said Lot Five (5), 100 feet South of the Northeast Corner of said Lot Five (5), thence Westerly on a bearing of South 81° 43' West, a distance of 465.7 feet to the Southeast Corner of Lot Seven (7), being a point on the West line of said Lot Five (5).**

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.

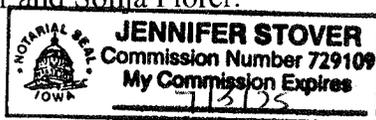
Dated: 07/27/2024

Ryan Florer  
Ryan Florer, Grantor

Sonja Florer  
Sonja Florer, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 7/25/24 by Ryan Florer and Sonja Florer.



Jennifer Stover  
Signature of Notary Public