

\$438,000.00

BK: 2024 PG: 2446
Recorded: 10/7/2024 at 1:23:30.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$700.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer: David C. Pulliam, 4201 Westown Pkwy, Ste 250, West Des Moines, IA 50266 (515) 283-1801 (8749RE)
Return To: Arthur Orduna and Susan Hilary Brown, 1038 Quail Ridge Avenue, Van Meter, IA 50261
Taxpayer Information: Arthur Orduna and Susan Hilary Brown, 1038 Quail Ridge Avenue, Van Meter, IA 50261

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Steven Winkelman, a single person**, does hereby Convey to **Arthur Orduna and Susan Hilary Brown, a married couple**, as **joint tenants with full rights of survivorship and not as tenants in common**, the following described real estate:

A tract of land in the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Two (2), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 3.000 acres, as shown in Plat of Survey filed in Farm Plat Book 2, Page 256 on July 17, 1991, 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 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: 10/2/2024

Steven Winkelman
Steven Winkelman

STATE OF Iowa)
COUNTY OF Polk) ss:

This record was acknowledged before me on October 2, 2024, by Steven Winkelman, a single person.



Allison Mark
Notary Public in and for said State