

Document 2019 2325

Book 2019 Page 2325 Type 03 001 Pages 2 Date 7/30/2019 Time 10:10:22AM Rec Amt \$12.00 Aud Amt \$5.00 IND

P193263

Rev Transfer Tax \$275.20 Rev Stamp# 283 DOV# 291 INDX V ANNO SCAN CHEK

LISA SMITH, COUNTY RECORDER MADISON COUNTY 10WA

WARRANTY DEED

\$172,470

Prepared by:

Jason R Sandegren (515)283-1801

4201 Westown Pkwy- Ste 250

West Des Moines, IA 50266

/ Return to:

Gregory Thomas Saxton

130 W Center St.

Truro, IA 50257

Grantor(s): Jackie R Brant nka Jackie Wagner and Jeff Wagner

Grantee(s): Gregory Thomas Saxton

Taxpayer Information: Gregory Thomas Saxton 1130 W Center St, Truro, IA 50257

Property address: 1130 W Center St, Truro, IA 50257

Legal Description: See page 2

Preparer: Jason R. Sandegren, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (1457RTE)

Return To: Gregory Thomas Saxton, 130 W. Center St., Truro, IA 50257

Taxpayer Information: Gregory Thomas Saxton, 130 W. Center St., Truro, IA 50257

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, Jackie R. Brant n/k/a Jackie Wagner and Jeff Wagner, a married couple, do hereby Convey to Gregory Thomas Saxton, a married person, the following described real estate:

Lot Four (4) and the East 58 feet of Lot Five (5), Block One (1) of Hull's Addition to Truro (formerly Ego), 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: //nly 35, 2019

Jackie R. Brant n/k/a Jackie Wagner

STATE OF \longrightarrow

COUNTY OF Marie)ss:

 05, 0019, by Jackie R. Brant

Notary Public in and for said State

JULIE A EGLI Commission Number 779833 My Commission Expires