



Document 2019 2336

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Date 7/30/2019 Time 12:45:50PM

Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$335.20

Rev Stamp# 286 DOV# 294

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK ✓

E **Return To:** Timothy James Lloyd II, 1002 W Summit St, Winterset, IA 50273

Taxpayer: Timothy James Lloyd II, 1002 W Summit St, Winterset, IA 50273

Preparer: Matthew M. Hurn, 4201 Westown Pkwy, Suite 250 West Des Moines, Iowa 50266, Phone:
(515) 283-1801 (FID62485)

FID62485

$\frac{1}{2}$

\$210,000

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, Eric Adams and Tina M. Adams, husband and wife, do hereby Convey to Timothy James Lloyd II, a married person, the following described real estate in Madison County, Iowa:

A parcel of land in the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa, containing 0.789 acres, more or less, as shown in Plat of Survey filed in Town Plat Book 1, Page 117, on December 6, 1982 in the Office of the Recorder of Madison County, Iowa.



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: 7-23-19

Eric Adams

Tina M. Adams

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me o
Tina M. Adams, husband and wife.

Laci Tennant, by Eric Adams and

Signature of Notary Public 7-23-19

LACI TENNANT Notary Public
Carroll County State of Arkansas
Commission # 12702705
My Commission Expires August 22, 2027