



Document 2019 2516

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Date 8/14/2019 Time 2:19:46PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$255.20

Rev Stamp# 311 DOV# 320

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 – 73rd Street, Urbandale, Iowa 50322

Phone # (515) 633-8870

EV Return document to and mail tax statements to:

SAMUEL AND LINDSAY WEIGHNER, 312 South 4th Avenue, Winterset, Iowa 50273

File #RESC / SAM (glb)

$\frac{1}{4}$ \$160,000

WARRANTY DEED

Legal: **The South Half (1/2) of Lots One (1) and Two (2) in Block Five (5) of WEST ADDITION to the Town of Winterset, Madison County, Iowa**

Address: 312 South 4th Avenue, Winterset, Iowa 50273



For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Laura Baker, a single person,** does hereby convey the above-described real estate to **Samuel Weighner and Lindsay Weighner, a married couple,** as Joint Tenants with full rights of survivorship and not as Tenants in Common.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantees, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has 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 Grantor covenants 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.

STATE OF IOWA)

COUNTY OF Dallas)

SS:

On this 19 day of July, 2019, before me the undersigned, a Notary Public in and for said State, personally appeared **Laura Baker, a single person**, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that the person executed the same as that person's voluntary act and deed.

Samantha K Orellana
Notary Public in and for said State

Dated: July 19, 2019

Laura Baker
Laura Baker

