



Document 2019 2594

Book 2019 Page 2594 Type 03 001 Pages 2

Date 8/21/2019 Time 3:46:31PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$527.20

Rev Stamp# 323 DOV# 332

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309

Phone No.: (515)453-4637

EW

Mail tax statements and return document to:

Travis M Struble and Cassandra M Struble, 2485 Hiatt Apple Trl, Winterset, IA 50273

$\frac{2}{3}$

\$330,000

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Joshua E McKinney, a single person**, does hereby convey unto **Travis M Struble and Cassandra M Struble, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

Lot Four (4) of Jones Creek Development located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-three (23), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.



Order No.: MES-87219/BS

SUBJECT TO ANY 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.

Joshua E McKinney
Joshua E McKinney

STATE OF Iowa)
COUNTY OF Madison)

SS:

This instrument was acknowledged before me on August 8 2019 by Joshua E McKinney, a single person.

Betsy Zetterberg
Notary Public in and for said State

