



Document 2019 2596

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Date 8/21/2019 Time 3:52:17PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$423.20

Rev Stamp# 324 DOV# 333

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

This instrument prepared by:

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

Phone # (515) 661-5574

Return document to and mail tax statements to:

MARK FIGUEROA & CHRISTINA JONES, 1674 – 170<sup>th</sup> Street, Winterset, Iowa 50273

File #RESC / KK (spo)

\$264,900

## WARRANTY DEED

Legal: **Parcel "A" located in the South Half (S 1/2) of the Northeast Quarter (NE 1/4) of Section Seven (7), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 10.000 acres, as shown in Plat of Survey filed in Book 2, Page 471 on June 1, 1994 in the Office of the Recorder of Madison County, Iowa**

Address: 1674 – 170<sup>th</sup> Street, Winterset, Iowa 50273

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged **Joshua James Frey and Brittany Lee Frey, a married couple**, do hereby convey the above-described real estate to **Mark Figueroa, a single person, and Christina Jones, a single person**, as Joint Tenants with full rights of survivorship and not as Tenants in Common.

### SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that said 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 relinquish 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.

<p style="text-align: center;">STATE OF IOWA )  COUNTY OF <u>Madison</u> ) SS:</p> <p>On this <u>16</u> day of <u>August</u>, 2019, before me the undersigned, a Notary Public in and for said State, personally appeared <b>Joshua James Frey and Brittany Lee Frey, a married couple</b>, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that those persons executed the same as their voluntary act and deed.</p> <p><u>Cindy Stanford</u>  Notary Public in and for said State</p>	<p>Dated: <u>8/16/19</u>, 2019</p> <p><u>Joshua James Frey</u>  Joshua James Frey</p> <p><u>Brittany Lee Frey</u>  Brittany Lee Frey</p>
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