

CONSIDERATION \$311,000

BK: 2019 PG: 3000
Recorded: 9/19/2019 at 1:01:24.0 PM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$496.80
LISA SMITH RECORDER
Madison County, Iowa

IOWA GENERAL WARRANTY DEED
Cover Sheet

Prepare Information: (Name, address and phone number)

Justin C. Doyle, 4026 Amick Avenue, Des Moines, IA 50310, Phone: (515) 537-3728

Taxpayer Information: (Name and complete address)

Christopher Bourne and Lisa Bourne, 1903 Quail Ridge Avenue, Winterset, IA 50273

Return Document To: (Name and complete address)

Christopher Bourne and Lisa Bourne, 1903 Quail Ridge Avenue, Winterset, IA 50273

Grantors

Justin C. Doyle

Ann T. Doyle

Grantees

Christopher Bourne

Lisa Bourne

IOWA GENERAL WARRANTY DEED

STATE OF IOWA
MADISON COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of **Three Hundred Eleven Thousand Dollars (\$311,000)** in hand paid to **Justin and Annie Doyle, a married couple** residing at **4026 Amick Avenue, County of Polk City of Des Moines, State of Iowa** (hereinafter known as the "Grantor(s)") hereby conveys and warrants the title against all persons whomsoever to **Christopher and Lisa Bourne, a married couple** residing at **1903 Quail Ridge Avenue, County of Madison, City of Winterset, State of Iowa** (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following *described real estate (*and in Exhibit A if attached), situated in **Madison County, Iowa** to-wit:

Lot Fifteen (15) in Quail Ridge Subdivision, located in the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section Twenty-three (23), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa

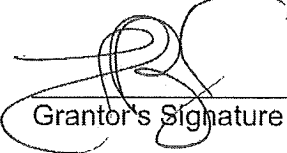
TOGETHER WITH all the rights, members and appurtenances to the Real Estate in anywise appertaining or belonging thereto.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenants with Grantees, and with their heirs and assigns, that Grantors

are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed and delivered this General Warranty Deed under seal as of the day and year first above written.



Grantor's Signature



Grantor's Signature

Justin C. Doyle

Grantor's Name

Ann T. Doyle

Grantor's Name

4026 Amick Avenue

Address

4026 Amick Avenue

Address

Des Moines, IA 50310

City, State & Zip

Des Moines, IA 50310


City, State & Zip

STATE OF IOWA)

COUNTY OF Polk)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Justin Doyle & Ann Doyle whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 11th day of September, 2019.



Notary Public

My Commission Expires: 10/27/19

