

CONSIDERATION \$565,000

BK: 2019 PG: 3408
Recorded: 10/28/2019 at 8:30:59.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$903.20
LISA SMITH RECORDER
Madison County, Iowa

This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309
Phone No.: 515-453-4216

Mail tax statements and return document to:

Matteson Thomsen, 1717 Windwood Trl, Prole, IA 50229

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Diane C Lynch, a single person**, does hereby convey unto **Matteson Thomsen, ~~a single person~~**, the following described real estate:

Lot Three (3) of North River View Subdivision, located in the East Half (1/2) of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Eleven (11), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

Order No.: MES-87488/DW

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.

Diane C. Lynch
Diane C. Lynch

STATE OF Wisconsin)
COUNTY OF Dane) SS:

This instrument was acknowledged before me on 8/30 2019 by Diane C Lynch, a single person.

Scott Sussman
Notary Public in and for said State

Scott Sussman

