



Document 2019 3962

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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$623.20

Rev Stamp# 478 DOV# 495

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

* 389,900

This instrument prepared by:

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

Phone No.: 515-453-4638

Mail tax statements and return document to:

Douglas M. Watt and Cheryl A. Watt, 2078 226th Court, Winterset, IA 50273

LIN68784

1/3

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **David K. Byrd and Beverly N. Byrd, a married couple**, do hereby convey unto **Douglas M. Watt and Cheryl A. Watt, a married couple**, as **Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

Lots Eleven (11) and Twelve (12) of Kippy Ridge Estates, a Subdivision located in the North half (1/2) of the Southeast Quarter (1/4) of Section Two (2), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "D", a part of said Lot Twelve (12), containing 2.958 acres, as shown in Plat of Survey filed in Book 2010, Page 1315 on June 10, 2010, in the Office of the Recorder of Madison County, Iowa.



Order No.: MES-89497/AD

SUBJECT TO ANY 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 the Grantors 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 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.

David K. Byrd
David K. Byrd

Beverly N. Byrd
Beverly N. Byrd

STATE OF Iowa)
COUNTY OF Madison)

SS:

This instrument was acknowledged before me on Dec. 8 2019 by David K. Byrd and Beverly N. Byrd, a married couple.

Jane E. Krumm
Notary Public in and for said State

