

BK: 2019 PG: 4071
Recorded: 12/23/2019 at 10:16:54.0 AM
Pages 1
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$391.20
LISA SMITH RECORDER
Madison County, Iowa

Preparer: Jason R. Sandegren, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (1384RSS)
Return To: Brent J. Baskerville, 912 North 14th Avenue, Winterset, Iowa 50273
Taxpayer Information: Brent J. Baskerville, 912 North 14th Avenue, Winterset, Iowa 50273

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Casey L. Sheffield and Staci M. Sheffield, a married couple**, do hereby Convey to **Brent J. Baskerville and Tessa Baskerville, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Lot Nineteen (19) in Block Four (4) in BIRCHWOOD ESTATES, PLAT NO. 1, an Addition to the City of Winterset, Madison County, Iowa;
Subject to all covenants, restrictions and easements of record.

Grantors do Hereby Covenant with grantees, and successors in interest, that 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 relinquishes all rights of dower, homestead and distributive share in and to the real estate.

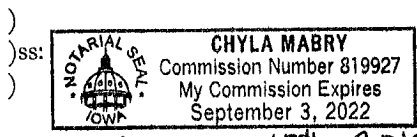
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 12/18/19

Casey L. Sheffield
Casey L. Sheffield

Staci M. Sheffield
Staci M. Sheffield

STATE OF Iowa
COUNTY OF Madison



This record was acknowledged before me on December 18th, 2019, by Casey L. Sheffield and Staci M. Sheffield, a married couple.

Chyla Mabry
Notary Public in and for said State