



Document 2019 4085

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Date 12/23/2019 Time 12:18:34PM

Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$279.20

Rev Stamp# 493 DOV# 509

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK



## WARRANTY DEED

Return to: Covered Bridge Realty, 104 N. 1st Avenue, Winterset, IA 50273

CTV69516

Taxpayer: Matthew David Stephens, 901 West Jefferson Street, Winterset, IA 50273

Preparer: Mark L. Smith, 101 1/2 W. Jefferson, PO Box 230, Winterset, Iowa 50273, Phone: (515) 462-3731

For the consideration of ---\$175,000.00--- Dollar(s) and other valuable consideration, James Douglas Conard and Kimberly Kay Conard, husband and wife

Matthew David Stephens

do hereby Convey to

the following described real estate in

Madison County, Iowa: A tract of land located in the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa, more particularly described as follows to-wit: Commencing 11 chains South and 4 chains and 54 3/4 links West of the Northeast corner of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Thirty-six (36), thence North 165.2 feet, thence East 59 feet, thence South 165.2 feet, thence West 59 feet to the point of beginning.



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 on December 18, 2019

James Douglas Conard (Grantor)

Kimberly Kay Conard (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on December 18, 2019, by James Douglas Conard and Kimberly Kay Conard



Signature of Notary Public