BK: 2020 PG: 1432

Recorded: 4/29/2020 at 10:53:31.0 AM

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County Recording Fee: \$12.00

Iowa E-Filing Fee: \$3.00 Combined Fee: \$15.00 Revenue Tax: \$303.20 LISA SMITH RECORDER Madison County, Iowa

Preparer: Jason R. Sandegren, 4201 Westown Pkwy, Ste 250, West Des Moines, IA 50266 (515) 283-1801 (5061RSS) Return To: Steven M. McDonald, 210 E High Street, Winterset, IA 50273

Taxpayer Information: Steven M. McDonald, 210 E High Street, Winterset, IA 50273

## WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, Brian J. Hamner and Shannon R. Hamner, a married couple, do hereby Convey to Steven M. McDonald, a single person, and Katie M. Landis, a single person, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Lots Three (3) and Four (4) in Block Thirteen (13) of JONES' ADDITION to 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.

)ss:

Dated: 4/91/2020

Brian J. Hamner

Shannon R. Hamner

STATE OF \_

COUNTY OF Madison

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This record was acknowledged before me on \_ Hamner and Shannon R. Hamner, a married couple. (pril2), 2020,

by Brian L

Hamner and Shannon R. Hamner, a married coupl

MARCIA MUNGER

Commission Number 750669

My Commission Expires

10 -2023

Notary Public in and for said State