



Document 2020 1747

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Rec Amt \$7.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$717.60 ANNO

Rev Stamp# 171 DOV# 170 SCAN

LISA SMITH, COUNTY RECORDER CHEK

MADISON COUNTY IOWA

\$ 449,000

Preparer: David C. Pulliam, 4201 Westown Pkwy, Ste 250, West Des Moines, IA 50266 (515) 283-1801 (4567RE)

E ✓ Return To: Troy William Brenning, 2632 State Highway 92, Winterset, IA 50273

Taxpayer Information: Troy William Brenning, 2632 State Highway 92, Winterset, IA 50273

MDR78309

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Franklin Eugene Wade, Jr. and Bree Onna R. Wade, a married couple**, do hereby Convey to **Troy William Brenning, a single person**, the following described real estate:

1/2

Lot Two (2) of Jones Place, located in the East Half (1/2) of the Southwest Quarter (1/4) of Section Twenty-six (26), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., 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: May 18, 2020

Franklin Eugene Wade, Jr.

Franklin Eugene Wade, Jr.

Bree Onna R. Wade

Bree Onna R. Wade

STATE OF Iowa)
)ss:
COUNTY OF Polk)

This record was acknowledged before me on May 18, 2020, by Franklin Eugene Wade, Jr. and Bree Onna R. Wade, a married couple.

Bethanie S Wright
Notary Public in and for said State

