



Document 2020 1958

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Date 6/05/2020 Time 12:40:24PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$231.20

ANNO

Rev Stamp# 198 DOV# 196

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

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)453-5724

E

Mail tax statements and return document to:

Noah Hanson and Jocelyn Hanson, 319 N 7th St, Winterset, IA 50273

LHF79011

$\frac{1}{2}$

\$145,000

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Leonard S. Thompson, a single person**, does hereby convey unto **Noah Hanson and Jocelyn Hanson, a married couple, 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 Ten (10) in Laughridge & Cassidy's Addition to the Town of Winterset, Madison County, Iowa.



Order No.: 808-12013/CC

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantees, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has 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 Grantor covenants 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.

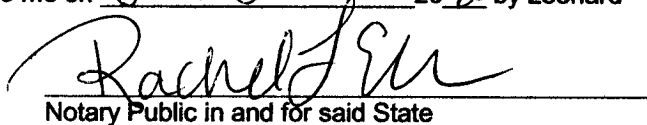



Leonard S. Thompson

STATE OF Iowa
COUNTY OF Madison

SS:)

This instrument was acknowledged before me on June 3rd 2020 by Leonard S. Thompson, a single person.


Notary Public in and for said State