



Document 2020 2574

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Date 7/20/2020 Time 11:57:08AM

Rec Amt \$12.00 Aud Amt \$5.00

INDX✓

Rev Transfer Tax \$735.20

ANNO

Rev Stamp# 278 DOV# 276

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

#460,000

WARRANTY DEED

Joint Tenancy

Prepared by: Aaron M. Hubbard, Hubbard Law Firm, P.C., 2900 100th Street, Suite 209, Urbandale, IA 50322; Phone: (515) 222-1700

Send Tax Statements and return document to: Virginia Marie Hawthorne and Daniel B. Hawthorne, 1780 Meadow Valley Court, Winterset, IA 50273

Grantor/Affiant: Daniel Anderson and Debra Anderson

Grantee: Virginia Marie Hawthorne and Daniel B. Hawthorne

MOK 82112

$\frac{1}{2}$

For the consideration of One Dollar(s) and other valuable consideration, **Daniel Anderson and Debra Anderson, a married couple**, do hereby Convey to **Virginia Marie Hawthorne and Daniel B. Hawthorne, a married couple**, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate:

Lot Thirty-three (33) of Covered Bridge Estates, located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Seven (7), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.



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: 7/6/20.

Daniel Anderson
Daniel Anderson, Grantor

Debra Anderson
Debra Anderson, Grantor

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on July 6th 2020, by Daniel Anderson and Debra Anderson, a married couple.

Jon Niemeyer
Signature of Notary Public

