Document 2020 2588

Book 2020 Page 2588 Type 03 001 Pages 2 Date 7/21/2020 Time 11:09:46AM

Rec Amt \$12.00 Aud Amt \$5.00 Rev Transfer Tax \$208.80 Rev Stamp# 279 DOV# 277

INDX ANNO SCAN

LISA SMITH, COUNTY RECORDER MADISON COUNTY 10WA

CHEK

Preparer: Danielle Guisinger, 2202 Woodlands Pkway, Clive, IA 50325 (515) 371-0117

Return To and Taxpayer Information:

Michael Vincent Hammer, 924 E Lane St., Winterset, IA 50273

0204389

\$130,750

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Todd Good, a single person,** does hereby Convey to **Michael Vincent Hammer**, the following described real estate:

The North Half (1/2) of Lots Twenty-seven (27) and Twenty-eight (28) in Block Four (4) of DANFORTH'S SECOND ADDITION to the Original Town of 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.

Dated: <u>July 15, 2020</u>

STATE OF <u>Towa</u>) ss:

This record was acknowledged before me on Thy 15, 2020 by Todd Good, a single person.

CHYLA MABRY

Commission Number 819927

My Commission Expires

September 3, 2022

Notary Public in and for said State

