

BK: 2020 PG: 259
Recorded: 1/24/2020 at 10:54:24.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$343.20
LISA SMITH RECORDER
Madison County, Iowa

CONSIDERATION \$215,000

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

Mail tax statements and return document to:

Justin Willcox and Christine N. Willcox, 405 2nd St E, Truro, IA 50257

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Joel L. Noelting and Kayla S. Noelting, a married couple**, do hereby convey unto **Justin Willcox and Christine N. Willcox, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:


The West 99.65 feet of Parcel "B", located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Fifteen (15), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Town of Truro, Madison County, Iowa, as shown in Plat of Survey filed in Town Plat Book 2, Page 273 on April 18, 1996, in the Office of the Recorder of Madison County, Iowa.


Order No.: MES-89887/CC

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors 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.

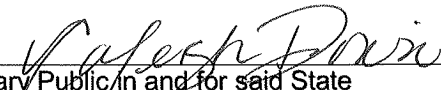


Joel L. Noelting


Kayla S. Noelting

STATE OF Iowa)
COUNTY OF Madison) SS:

This instrument was acknowledged before me on 23rd January 2020 by Joel L. Noelting and Kayla S. Noelting, a married couple.



Notary Public, in and for said State

