



Document 2020 2610

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Date 7/22/2020 Time 10:08:57AM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$644.80

ANNO

Rev Stamp# 283 DOV# 281

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$403,500

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 – 73rd Street, Urbandale, Iowa 50322

Phone # (515) 271-7770

Return document to and mail tax statements to:

ANTHONY AND SHIRLEY VOSHELL, 2916 Terrace Avenue, Winterset, Iowa 50273

File #RESC / CVG (spo)

WARRANTY DEED

Legal: Parcel "E" located in the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section Thirty-Two (32), Township Seventy-Six (76) North, Range Twenty-Six (26) West of the 5th P.M., Madison County, Iowa, containing 9.88 acres, as shown in Plat of Survey filed in Book 2007, Page 1083 on March 19, 2007, in the Office of the Recorder of Madison County, Iowa.

Address: 2196 Terrace Avenue, Winterset, Iowa 50273

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged **Steven R. Droz and Debra S. Droz, a married couple**, do hereby convey the above-described real estate to **Anthony Voshell and Shirley Voshell, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common.

SUBJECT TO ALL 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 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 relinquish 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.

STATE OF Iowa)
COUNTY OF Polk) SS:

On this 17th day of July, 2020,
before me the undersigned, a Notary Public in and for
said State, personally appeared **Steven R. Droz and
Debra S. Droz, a married couple**, to me known to
be the identical persons named in and who executed
the foregoing instrument and acknowledged that
those persons executed the same as their voluntary
act and deed.

De Ann Lee

Notary Public in and for said State

Dated: July 17, 2020

Steven R. Droz
Steven R. Droz

Debra S. Droz
Debra S. Droz

