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Date 7/22/2020 Time 12:01:04PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$87.20

Rev Stamp# 285 DOV# 283

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

\$55,000

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:

Adam Van Wyk and Graciela Van Wyk, 8610 EP True Pkwy, Unit 13007, West Des Moines, IA 50266

MMH 83627

## WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Joshua Z. Perry and Elisa L. Perry, a married couple**, do hereby convey unto **Adam Van Wyk and Graciela Van Wyk, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:


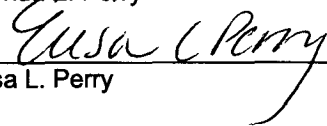
**Lot Two (2) of Walnut Cove Estates Subdivision, Plat No. 1, located in the Northwest Quarter (1/4) of Section Twenty-five (25), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.**

Order No.: 808-13083/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.

  
Joshua Z. Perry  
  
Elisa L. Perry

STATE OF Iowa )  
COUNTY OF Polk )

SS:

This instrument was acknowledged before me on July 20 2020 by Joshua Z. Perry and Elisa L. Perry, a married couple.

  
Notary Public in and for said State

