

BK: 2020 PG: 2784  
Recorded: 8/3/2020 at 9:08:21.0 AM  
Pages 1  
County Recording Fee: \$12.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$15.00  
Revenue Tax: \$231.20  
LISA SMITH RECORDER  
Madison County, Iowa



**WARRANTY DEED**

Return to: Mark L. Smith, 101 1/2 W. Jefferson, PO Box 230, Winterset, Iowa 50273  
Taxpayer: Elaine Black, 502 S. 1st Avenue, Winterset, Iowa 50273  
Preparer: Mark L. Smith, 101 1/2 W. Jefferson, PO Box 230, Winterset, Iowa 50273, Phone:  
(515) 462-3731

For the consideration of ---\$145,000.00--- Dollar(s) and other valuable consideration, Brian D. Swanson, a single person do hereby Convey to Elaine Black, a single person the following described real estate in Madison County, Iowa: Lots One (1) and Two (2) in Block One (1) of Bowsby's Addition to the Town of Winterset, 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 on 7-29-20

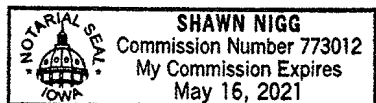
Brian D. Swanson

Brian D. Swanson (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 7-29-2020, by Brian D. Swanson



Shawn Nigg  
Signature of Notary Public