



Document 2020 2903

Book 2020 Page 2903 Type 03 001 Pages 1
Date 8/10/2020 Time 1:57:44PM
Rec Amt \$7.00 Aud Amt \$5.00
Rev Transfer Tax \$131.20
Rev Stamp# 327 DOV# 324
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK



WARRANTY DEED

Return to: Mark L. Smith, P.O. Box 230, Winterset, IA 50273, (515)462-3731

Taxpayer: Bradley J. Bellamy, 1841 Limestone Ave., Winterset, IA 50273

Preparer: Mark L. Smith, P.O. Box 230, Winterset, IA 50273, (515)462-3731

2 For the consideration of ---\$82,500.00--- Dollar(s) and other valuable consideration, Debra E. Wignall, Single,
Bradley J. Bellamy do hereby Convey to

Madison County, Iowa: A parcel of land located in the North Half (1/2) of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa, described as follows, to-wit: Commencing at the Southwest Corner of the North Half (1/2) of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Thirty-six (36), thence North 33.0 feet to the North line of Buchanan Street; thence East 554.0 feet to point of beginning; thence North 141.7 feet; thence East 60.0 feet; thence South 141.6 feet to the North line of Buchanan Street; thence West 60.0 feet to the point of beginning.



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 8/10/2020

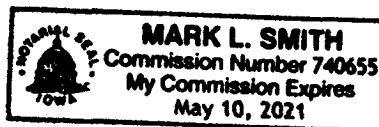
Debra E. Wignall

Debra E. Wignall (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 8/10/2020, by Debra E. Wignall



Mark L. Smith
Signature of Notary Public