

BK: 2020 PG: 2937
Recorded: 8/13/2020 at 8:21:57.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$849.60
LISA SMITH RECORDER
Madison County, Iowa

CONSIDERATION \$531,500

This instrument prepared by:
ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 -- 73rd Street, Urbandale, Iowa 50322 Phone # (515) 259-9327

Return document to and mail tax statements to:
GAREN AND CAROLYN PALMER, 2176 -- 148th Street, Winterset, Iowa 50273 File #ISS (spo)

WARRANTY DEED

Legal: **Lot Ten (10) of LIMESTONE ESTATES located in the West Half (½) of the Southeast Quarter (1/4) of Section Twenty-five (25), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa;**

Lot Nine (9) of LIMESTONE ESTATES located in the West Half (½) of the Southeast Quarter (1/4) of Section Twenty-five (25), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa

Address: 2176 -- 148th Street, Winterset, Iowa 50273

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Chris M. Allen and Jennifer L. Allen, a married couple**, do hereby convey the above-described real estate to **Garen Palmer and Carolyn Palmer, 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.

