



Document 2020 2948

Book 2020 Page 2948 Type 03 001 Pages 2

Date 8/13/2020 Time 1:08:14PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$199.20

ANNO

Rev Stamp# 335 DOV# 332

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

Preparer: Danielle Guisinger, 2202 Woodlands Pkway, Clive, IA 50325 (515) 371-0117

✓ Return To and Taxpayer Information:
Agnes Warutere, 1208 NW 25th St., Ankeny, IA 50023

205057

\$125,000

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Douglas T. Jones, Sr., a single person**, does hereby Convey to **Agnes Warutere**, the following described real estate:

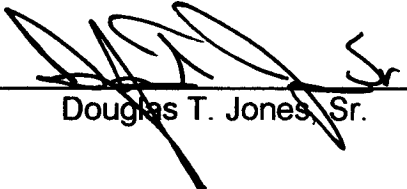
Parcel "M" located in the South Half (1/2) of the Northwest Fractional Quarter (1/4) and the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty (30), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 14.62 acres, as shown in Plat of Survey filed in Book 2019, Page 1627 on June 4, 2019, in the Office of the Recorder of Madison County, Iowa.

Subject to all covenants, restrictions and easements of record.

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.

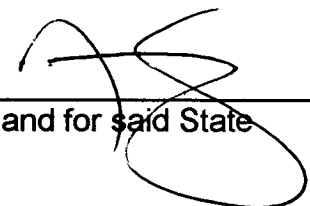
Dated: 8/6/2020



Douglas T. Jones, Sr.

STATE OF Iowa)
COUNTY OF Wabasha) ss:

This record was acknowledged before me on August 6, 2020
by Douglas T. Jones, Sr., a single person



Notary Public in and for said State

NOTARIAL SEAL
JULIE A EGLI
Commission Number 779833
My Commission Expires 4/4/22