



Document 2020 3048

Book 2020 Page 3048 Type 03 001 Pages 1

Date 8/19/2020 Time 11:54:22AM

Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$388.80

Rev Stamp# 351 DOV# 348

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

WARRANTY DEED - JOINT TENANCY



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

Taxpayer: Phillip Mainprize and Kris Mainprize, 103 SW 3rd St., #329, Des Moines, IA 50309

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

3 For the consideration of ---\$243,500.00--- Dollar(s) and other valuable consideration, Debra E. Wignall, Single,

do hereby Convey to

Phillip Mainprize and Kris Mainprize, Husband and Wife,

as Joint Tenants

with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in

Madison County, Iowa: Parcel "B" located in the Southeast Quarter (1/4) of the Northwest

Quarter (1/4) and in the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Eight (8),

Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison

County, Iowa, as shown in Plat of Survey filed on June 26, 2002, in Book 2002, Page 3109 of the

Recorder's office of 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 August 13, 2020

Debra E. Wignall

Debra E. Wignall (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on August 13, 2020, by Debra E. Wignall



Toni Tindle
Signature of Notary Public