

BK: 2020 PG: 3177
Recorded: 8/26/2020 at 2:55:49.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$679.20
LISA SMITH RECORDER
Madison County, Iowa

Preparer: Danielle Guisinger, 2202 Woodlands Pkway, Clive, IA 50325 Phone: 515-223-9492

Return To and Taxpayer Information:

Richard S. Wiernasz, 3321 144th Ct., Cumming, IA 50061

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Jennifer A. Carpenter, fka Jennifer A. Anderson, and Daniel B. Carpenter, a married couple**, do hereby Convey to **Richard S. Wiernasz**, in the following described real estate:

Lot Sixteen (16) of WALNUT COVE ESTATES SUBDIVISION, PLAT NO. 2, located in the East Half (E ½) of the Northwest Quarter (NW ¼) of Section Twenty-five (25), Township Seventy-seven (77) North, Range Twenty-six (26), West of the 5th P.M., 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.

