

BK: 2020 PG: 3209
Recorded: 8/27/2020 at 3:09:39.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$727.20
LISA SMITH RECORDER
Madison County, Iowa

CONSIDERATION \$455,000

Preparer: Danielle Guisinger, 2202 Woodlands Pkway, Clive, IA 50325 (515) 3710117

Taxpayer Information and Return To:
Luke Ewing Stutzman, 2493 167th Ct., Winterset, IA 50273

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Margaret Clare Cox aka Maggie Clare Cox and Taylor Lance Cox, a married couple**, do hereby Convey to **Luke Ewing Stutzman and Elizabeth Helen Riha, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, in the following described real estate:

Lot Two (2) of THREE BUCK RIDGE SUBDIVISION, located in the Southwest Quarter (¼) of the Northeast Quarter (¼) and in the North Half (½) of the Southeast Quarter (¼) of Section Four (4), Township Seventy-six (76) North, Range Twenty-seven (27) 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.

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: 8-11-20

Margaret Clare Cox

 Margaret Clare Cox

Taylor Lance Cox

 Taylor Lance Cox

STATE OF Iowa)
) ss:
 COUNTY OF Madison)

This record was acknowledged before me on 8-11-20,
 by Margaret Clare Cox and Taylor Lance Cox, a married couple.

Heather Ann Starr

 Notary Public in and for said State

