



Document 2020 3355

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Date 9/08/2020 Time 11:32:50AM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$879.20
Rev Stamp# 400 DOV# 391
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

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:
BRYAN COLLINS AND STEPHANIE COLLINS, 3121 – 136th Court, Cumming, Iowa 50061 File #ISS (rfb)

\$ 550,000

WARRANTY DEED

LIME 8423
020511

Legal: Lot 9 in ST. JOHNS WOODS SUBDIVISION, a subdivision in the North
Half of the Southwest Quarter (N 1/2 SW 1/4) of Section 22, Township
77 North, Range 26, West of the 5th P.M., Madison County, Iowa

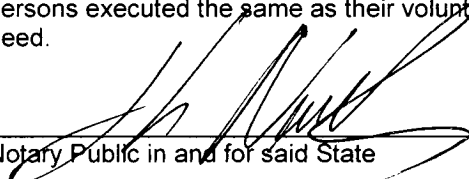

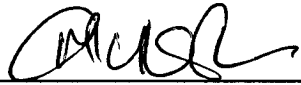
Address: 3121 – 136th Court, Cumming, Iowa 50061


For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Brett McDonough and Andrea J. McDonough, a married couple**, do hereby convey the above-described real estate to **Bryan M. Collins and Stephanie L. Collins, 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.

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.

STATE OF IOWA) COUNTY OF <u>Polk</u>) SS:	Dated: <u>August 31st</u> , 2020
On this <u>31</u> day of <u>August</u> , 2020, before me the undersigned, a Notary Public in and for said State, personally appeared Brett McDonough and Andrea J. McDonough, a married couple , to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that those persons executed the same as their voluntary act and deed.  _____ Notary Public in and for said State	 _____ Brett McDonough  _____ Andrea J. McDonough


JOHN NEWBURY
Commission Number 788449
My Commission Expires
February 13, 2021