



Document 2020 3746

Book 2020 Page 3746 Type 03 001 Pages 1

Date 10/02/2020 Time 11:23:56AM

Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$146.40

Rev Stamp# 447 DOV# 440

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

CHEK



### WARRANTY DEED

Return to: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067

Preparer: Jane E. Rosien, 114 E. Jefferson Street, Winterset, IA 50273-0067, Phone: (515) 462-4912

Taxpayer: Evan James Davis, 716 E. Filmore Street, Winterset, IA 50273

For the consideration of Ninety-Two Thousand Dollar(s) and other valuable consideration, James W. Akers and Mary J. Akers, a/k/a Mary JoAnn Akers, Husband and Wife,

Evan James Davis, do hereby Convey to

MADISON County, Iowa: the following described real estate in

Lot Eight (8) of Block Three (3) of Gaff & Bevington's Addition to the City of Winterset, 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 September 15, 2020

James W. Akers, Jr. as Agent for (Grantor)  
James W. Akers under Power of Attorney  
dated March 26, 2020

James W. Akers, Jr. as Agent for (Grantor)  
Mary J. Akers under Power of Attorney  
dated March 26, 2020

STATE OF COLORADO, COUNTY OF ADAMS

This record was acknowledged before me on September 15, 2020, by James W. Akers, Jr. as Agent for James W. Akers under Power of Attorney dated March 26, 2020; and, James W. Akers, Jr. as Agent for Mary J. Akers under Power of Attorney dated March 26, 2020.

JESSICA L GRANT VIGNEROT  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20184042481

Signature of Notary Public