



Document 2020 3811

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Date 10/06/2020 Time 11:34:18AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$111.20

Rev Stamp# 458 DOV# 451

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (6819ESP)

✓ **Return To:** Evan Stanislav and Lauren Stanislav, 3812 Shawnee Avenue, Des Moines, IA 50310

Taxpayer Information: Evan Stanislav and Lauren Stanislav, 3812 Shawnee Avenue, Des Moines, IA 50310

P205727

\$ 70000

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Jeffrey L. Howard and Debbie Howard, a married couple**, do hereby Convey to **Evan Stanislav and Lauren Stanislav, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, in the following described real estate:

Lot Eighteen (18) of Phase II, Timber Ridge Estates, located in the Northeast Quarter (1/4) of Section Twenty-nine (29) in 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.

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.

