



Document 2020 4233

Book 2020 Page 4233 Type 03 001 Pages 2

Date 11/03/2020 Time 9:56:00AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$322.40

Rev Stamp# 507 DOV# 501

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

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

Taxpayer Information and Return To:

Cheryl Rose Williams, 702 S 2nd St., Winterset, IA 50273

EV/

Return to: Flander Rosien PC, PO BOX 67, Winterset, IA 50273

\$202,000

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Angela Williams, a single person**, does hereby Convey to **Cheryl Rose**, in the following described real estate:

The South Half (1/2) of Lot Eight (8) in Block Two (2) of Kirkwood's Addition to the City of Winterset, Madison County, Iowa, AND the vacated Adair Street lying immediately South of said Lot Eight (8); AND a part of Lot Two (2) in Block Three (3) of Kirkwood's Addition to the City of Winterset, Madison County, Iowa, more particularly described as follows, to-wit: Commencing at the Northeast Corner of said Lot Two (2), running thence South 124 feet, thence in a Northwesterly direction in a straight line 148 feet to a point 80 feet West of the point of beginning, thence East 80 feet to the point of beginning,

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.

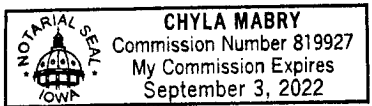
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 11-1-2020

Angela Williams
Angela Williams

STATE OF Iowa)
) ss:
COUNTY OF Madison)

This record was acknowledged before me on November 1, 2020,
by Angela Williams, a single person



Chyla Mabry
Notary Public in and for said State