



Document 2020 4284

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Date 11/05/2020 Time 12:34:49PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$183.20

ANNO

Rev Stamp# 515 DOV# 509

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309

Phone No.: (515)453-4637

✓ Mail tax statements and return document to:

Taylor Friend, 823 E Jefferson Street, Winterset, IA 50273

WTM 87832

$\frac{1}{2}$

\$115,000

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Kristin C Burhans, a single person**, does hereby convey unto **Taylor Sue Friend, a single person**, the following described real estate:

Lot Eight (8) in Block Twelve (12) of Laughridge & Cassidy's Addition to the Town of Winterset, Madison County, Iowa.



SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantee, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has 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 Grantor covenants 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.



Kristin C Burhans
Kristin C Burhans

STATE OF Iowa)
COUNTY OF Madison) SS:

This instrument was acknowledged before me on October 8th 2020 by Kristin C Burhans, a single person.

Rachel Eller
Notary Public in and for said State