



Document 2020 4442

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Date 11/17/2020 Time 11:22:01AM

Rec Amt \$12.00 Aud Amt \$5.00

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 – 73rd Street, Urbandale, Iowa 50322

Phone # (515) 224-8415

Return document to and mail tax statements to:

ALEX AND JAMIE ADKINS, 422 West Jefferson Street, Winterset, Iowa 50273

File #MC (spo)

WARRANTY DEED

CF193996

Legal: **Lot 4 and the West Half (1/2) of Lot 3 in Block 3 of West Addition to the Original Town of Winterset, Madison County, Iowa**

Address: 422 West Jefferson Street, Winterset, Iowa 50273

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **John L. O'Neal and Kara A. O'Neal, a married couple**, do hereby convey the above-described real estate to **Alex M. Adkins and Jamie Adkins, a married couple**, as Joint Tenants with full rights of survivorship and not as Tenants in Common.

EXEMPTION – No consideration. Deed given to correct the legal description of the Warranty Deed previously recorded on August 19, 2020 at Book 2020, Page 3058.

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 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.

STATE OF Iowa)
)
COUNTY OF POCK) SS:

On this 11th day of November, 2020,
before me the undersigned, a Notary Public in and for
said State, personally appeared **John L. O'Neal and
Kara A. O'Neal, 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.

Lori Anne Brink

Notary Public in and for said State

Dated: Nov. 11, 2020, 2020

[Signature]
John L. O'Neal

[Signature]
Kara A. O'Neal

