



Document 2020 4715

Book 2020 Page 4715 Type 03 001 Pages 2  
 Date 12/08/2020 Time 1:23:28PM  
 Rec Amt \$12.00 Aud Amt \$5.00 INDX  
 Rev Transfer Tax \$719.20 ANNO  
 Rev Stamp# 571 DOV# 566 SCAN  
 LISA SMITH, COUNTY RECORDER CHEK  
 MADISON COUNTY IOWA

\$450,000

This instrument prepared by:  
 ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 – 73<sup>rd</sup> Street, Urbandale, Iowa 50322 Phone # (515) 259-9327

✓ Return document to and mail tax statements to:  
 NICHOLAS A. SOE AND KELSI E. MADSEN, 1488 Limestone Avenue, Winterset, Iowa 50273 File #ISS (spo)

# WARRANTY DEED

P208044

Legal: **Lot 6 of LIMESTONE ESTATES located in the West Half (1/2) of the Southeast Quarter (1/4) of Section 25, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa.**

Address: 1488 Limestone Avenue, Winterset, Iowa 50273

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Jeffery A. Sturdevant, who improperly took title as Jeffrey A. Sturdevant and Alisa M. Sturdevant, a married couple**, do hereby convey the above-described real estate to **Nicholas A. Soe, a single person, and Kelsi E. Madsen, a single person**, as Joint Tenants with full rights of survivorship and not as Tenants in Common.

## 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 relinquish 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.

<p>STATE OF <u>Fowa</u> )  COUNTY OF <u>Polk</u> ) SS:</p> <p>On this <u>25</u> day of <u>November</u>, 2020,  before me the undersigned, a Notary Public in and for said  State, personally appeared <b>Jeffery A. Sturdevant and  Alisa M. Sturdevant, a married couple</b>, 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.</p> <p><i>[Signature]</i>  _____  Notary Public in and for said State</p>	<p>Dated: <u>November 25<sup>th</sup></u>, 2020</p> <p><i>[Signature]</i>  _____  Jeffery A. Sturdevant</p> <p><i>[Signature]</i>  _____  Alisa M. Sturdevant</p>
--	---

