



Document 2020 4797

Book 2020 Page 4797 Type 03 001 Pages 2
 Date 12/14/2020 Time 12:30:54PM
 Rec Amt \$12.00 Aud Amt \$5.00
 Rev Transfer Tax \$624.00
 Rev Stamp# 581 DOV# 576
 LISA SMITH, COUNTY RECORDER
 MADISON COUNTY IOWA

INDX
 ANNO
 SCAN
 CHEK

EW This instrument prepared by and return to:
 ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 – 73rd Street, Urbandale, Iowa 50322 Phone # (515) 278-0623

Mail tax statements to:
 MEGAN RIGG AND MATTHEW RIGG, 2427 Meadow Valley Court, Winterset, Iowa 50273 File #36215-20-RLO (rftb)

$\frac{2}{4}$

\$390,500

WARRANTY DEED

LSB92547

Legal: **Lot 2 in CLARK TOWER SUBDIVISION, located in the Northeast Quarter of the Northwest Quarter (NE ¼ NW ¼) and in the Southeast Quarter of the Northwest Quarter (SE ¼ NW ¼) of Section 18, Township 75 North, Range 27, West of the 5th P.M., Madison County, Iowa**



Address: 2427 Meadow Valley Court, Winterset, Iowa 50273

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Brenda G. Gray and Jesse D. Gray III, a married couple**, do hereby convey the above-described real estate to **Matthew ^{A.} Rigg and Megan L. Rigg, a married couple**, as Joint Tenants with full rights of survivorship and not as Tenants in Common.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS, AGREEMENTS INCLUDING MINERAL EXCEPTIONS, IF ANY, 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 Grantors 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.

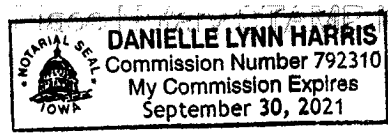
STATE OF Iowa)
COUNTY OF Madison) SS:

Dated: November 10th, 2020

On this 10th day of November, 2020, before me the undersigned, a Notary Public in and for said State, personally appeared **Jesse D. Gray III, spouse of Brenda G. Gray**, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that the person executed the same as that person's voluntary act and deed.

Jesse D. Gray III
Jesse D. Gray III

Danielle Lynn Harris
Notary Public in and for said State



STATE OF Iowa)
COUNTY OF Madison) SS:

Dated: November 10th, 2020

On this 10th day of November, 2020, before me the undersigned, a Notary Public in and for said State, personally appeared **Brenda G. Gray, spouse of Jesse D. Gray III**, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that the person executed the same as that person's voluntary act and deed.

Brenda G. Gray
Brenda G. Gray

Danielle Lynn Harris
Notary Public in and for said State

