



Document 2020 658

Book 2020 Page 658 Type 03 001 Pages 1

Date 3/04/2020 Time 10:45:53AM

Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$213.60

Rev Stamp# 57 DOV# 56

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

Preparer: Jason R. Sandegren, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (2240RTE)
Return To: Estella Josephine Sample, 415 N 1st Ave, Winterset, IA 50273
Taxpayer Information: Estella Josephine Sample, 415 N 1st Ave, Winterset, IA 50273

\$134,000

WARRANTY DEED

P201671

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Briahna Wood and Edward Baker, a married couple**, do hereby Convey to **Estella Josephine Sample, a single person**, the following described real estate:

The South Half (1/2) of Lots Three (3) and Four (4) in Block Eleven (11) of PITZER & KNIGHT'S ADDITION to Winterset, Madison County, Iowa;

Subject to all covenants, restrictions and easements of record.

The Grantors hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

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: 2/27/2020

Briahna Wood, GRANTOR

Edward Baker, GRANTOR

STATE OF Iowa)
COUNTY OF Polk) ss:

This record was acknowledged before me on February 27, 2020, by **Briahna Wood and Edward Baker, a married couple**.

Notary Public in and for said State

