



Document 2021 1053

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Date 3/15/2021 Time 11:53:32AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$178.40

Rev Stamp# 110 DOV# 111

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$ 112,000

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

LE

Mail tax statements and return document to:

Kimberly A Currie, 710 E Filmore St, Winterset, IA 50273

REG 102946

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WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Chad Green and Amanda Green, a married couple**, do hereby convey unto **Kimberly A Currie, a single person**, the following described real estate:

Lot Three (3), in Block Six (6), of Railroad Addition to Winterset, Madison County, Iowa.



SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantee, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the 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 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.



[Signature]
Chad Green
[Signature]
Amanda Green

STATE OF Iowa
COUNTY OF Madison

)
)
SS:

This instrument was acknowledged before me on March 11 2021 by Chad Green and Amanda Green, a married couple.

[Signature]
Notary Public in and for said State