

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

Mail tax statements and return document to:

David Townsley, 809 E Benton St, Winterset, IA 50273

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Taylor L. Abbott and Brent Abbott, a married couple**, does hereby convey unto **David Townsley**, the following described real estate:

Lot Twenty-two (22) in Block Three (3) of Danforth's Second Addition to the Town of Winterset, Madison County, Iowa.

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantee, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor 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 Grantor covenants 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.



Taylor L Abbott
Taylor L Abbott

Brent Abbott
Brent Abbott

STATE OF Iowa)
COUNTY OF Madison) SS:

This instrument was acknowledged before me on March 21 2021 by Taylor L Abbott and Brent Abbott, a married couple.

Rachel Eller
Notary Public in and for said State