



Document 2021 2060

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Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$303.20
Rev Stamp# 220 DOV# 217
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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ANNO
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CHEK



WARRANTY DEED - JOINT TENANCY

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103
Recorder's Cover Sheet

\$190,000

Preparer Information: (Name, address and phone number)

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, IA 50072 (515) 758-2267

Taxpayer Information: (Name and complete address)

Daniel R. Kinnaird
Janice L. Aronson
517 West Short Street
Winterset, Iowa 50273



Return Document To: (Name and complete address)

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:

Marcia Hendricks
Greg Hendricks

Grantees:

Daniel R. Kinnaird
Janice L. Aronson

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
JOINT TENANCY

For the consideration of \$190,000.00 and no/100ths----- Dollar(s) and other valuable consideration, MARCIA HENDRICKS and GREG HENDRICKS, wife and husband, do hereby Convey to DANIEL R. KINNAIRD and JANICE L. ARONSON, husband and wife, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

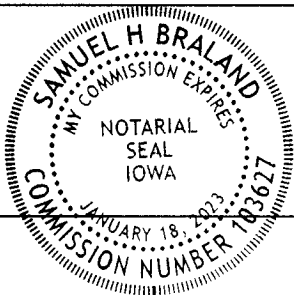
The East 74.46 feet of the West Half (1/2) of Lot Three (3), except the South 30 feet thereof, and the East 74.46 feet of the South 19 feet of the West Half (1/2) of Lot Two (2) of Lindsey's Addition to the Town of Winterset, Madison County, Iowa.

Grantors do Hereby Covenant with grantees, and successors in interest, that 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 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.

Dated on May 17, 2021

Signatures of Marcia Hendricks and Greg Hendricks as Grantors

STATE OF IOWA, COUNTY OF MADISON
This record was acknowledged before me on May 17, 2021, by Marcia Hendricks and Greg Hendricks



Signature of Notary Public