

CONSIDERATION \$232,000

BK: 2021 PG: 2101
Recorded: 5/21/2021 at 10:40:40.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$370.40
LISA SMITH RECORDER
Madison County, Iowa

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 – 73rd Street, Urbandale, Iowa 50322 Phone # (515) 259-9327

Return document to and mail tax statements to:

THOMAS AND SHERYL DORMAN, 1522 West Washington Street, Winterset, Iowa 50273

File #ISS (rfb)

WARRANTY DEED

Legal: **Lot 28 in HONOR'S ACRES SECOND ADDITION TO WINTERSET, an Official Plat, now included in and forming a part of the City of Winterset, Madison County, Iowa, EXCEPT the East 68 feet thereof, and EXCEPT the West 70 feet thereof**

Address: 1522 West Washington Street, Winterset, Iowa 50273

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Jay A. Rademacher and Kyla C. Rademacher, a married couple**, do hereby convey the above-described real estate to **Thomas Dorman and Sheryl Dorman, a married couple**, as Joint Tenants with full rights of survivorship and not as Tenants in Common.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS 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 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 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.

<p>STATE OF <u>IA</u>) COUNTY OF <u>Peek</u>) SS: On this <u>19th</u> day of <u>May</u>, 2021, before me the undersigned, a Notary Public in and for said State, personally appeared Jay A. Rademacher and Kyla C. Rademacher, a married couple, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that those persons executed the same as their voluntary act and deed.</p> <p><u>Tina M Newbury</u> Notary Public in and for said State</p>	<p>Dated: <u>May 19th</u>, 2021</p> <p><u>Jay A. Rademacher</u> Jay A. Rademacher</p> <p><u>Kyla C. Rademacher</u> Kyla C. Rademacher</p>
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