



Document 2021 2170

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Date 5/26/2021 Time 3:07:02PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$495.20

Rev Stamp# 236 DOV# 234

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

310,000

✓ **Return To:** Demry Kenneth Hill, 2981 214th Trail, Winterset, IA 50273

Taxpayer: Demry Kenneth Hill and Tabitha M. Hill,, 2981 214th Trail, Winterset, IA 50273

Preparer: Justin E. Hayes, 4201 Westown Parkway, Suite 250, West Des Moines, IA 50266,
Phone: (515) 283-1801



WARRANTY DEED

P213537
VC0107326

For the consideration of One Dollar(s) and other valuable consideration, **Brittany Annis and Jeremy Annis, a married couple**, do hereby Convey to **Demry Kenneth Hill and Tabitha M. Hill, 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:

Parcel "E" located in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-three (33), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 3.70 acres, as shown in Plat of Survey filed in Book 2018, age 3147 on September 28, 2018, in the Office of the Recorder of 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: May 21, 2021

Brittany Annis
Brittany Annis, Grantor

Jeremy Annis
Jeremy Annis, Grantor

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on May 21, 2021 by
Brittany Annis and Jeremy Annis, a married couple.

Jennifer O'Brien Konior
Signature of Notary Public

