

CONSIDERATION \$235,000

BK: 2021 PG: 2193
Recorded: 5/27/2021 at 3:12:13.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$375.20
LISA SMITH RECORDER
Madison County, Iowa

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: 515-462-3731

Taxpayer Information: Beau Skellenger, 323 N. 15th Avenue, Winterset, IA 50273

Return Document To: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: 515-462-3731

Grantors: Nicholos L. Roberts and Alexis K. Roberts

Grantees: Beau Skellenger

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Two Hundred Thirty-Five Thousand Dollar(s) and other valuable consideration, Nicholas L. Roberts and Alexis K. Roberts, husband and wife, do hereby Convey to Beau Skellenger, the following described real estate in Madison County, Iowa:

Lot Seven (7) of the Replat of Lots 9, 10, 11, 12, 13 and 14 of Maple Lane Estates, an Addition to the City 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: 5-26-21

Nicholas L. Roberts
Nicholos L. Roberts, Grantor

Alexis K. Roberts
Alexis K. Roberts, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 5-26-21 by
Nicholos L. Robert and Alexis K. Roberts.

Sarah M. Cowman
Signature of Notary Public

