

Document 2021 2198

Book 2021 Page 2198 Type 03 001 Pages 2
Date 5/28/2021 Time 9:47:48AM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$335.20
Rev Stamp# 240 DOV# 238
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

Preparer: Danielle Guisinger, 2202 Woodlands Pkway, Clive, IA 50325 (515) 3710117

✓ Taxpayer Information and Return To:
Chris Wessel, 702 S 2nd St., Winterset, IA 50273

\$210,000⁰⁰

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Cheryl Rose Williams, a single person**, does hereby Convey to **Chris Wessel and Tina Wessel, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, in the following described real estate:

The South Half (1/2) of Lot Eight (8) in Block Two (2) of Kirkwood's Addition to the City of Winterset, Madison County, Iowa, AND the vacated Adair Street lying immediately South of said Lot Eight (8); AND a part of Lot Two (2) in Block Three (3) of Kirkwood's Addition to the City of Winterset, Madison County, Iowa, more particularly described as follows, to-wit: Commencing at the Northeast Corner of said Lot Two (2), running thence South 124 feet, thence in a Northwesterly direction in a straight line 148 feet to a point 80 feet West of the point of beginning, thence East 80 feet to the point of beginning.

Subject to all covenants, restrictions and easements of record.

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: 5-22-21

Cheryl Rose Williams
Cheryl Rose Williams

STATE OF Iowa)
COUNTY OF Madison)^{ss:}

This record was acknowledged before me on May 22, 2021,
by Cheryl Rose Williams, a single person.

Heather Ann Starr
Notary Public in and for said State

