



Document 2021 2304

Book 2021 Page 2304 Type 03 001 Pages 2
Date 6/04/2021 Time 12:10:51PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$130.40
Rev Stamp# 251
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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ANNO
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CHEK

**WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet**

\$82,000⁰⁰

FID107845

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

1/3

Taxpayer Information: Clark Jayson Newbury, 215 W. Benton, Winterset, IA 50273 and Katherine Louise Newbury, 215 W. Benton, Winterset, IA 50273

Return Document To: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, Iowa 50273

Grantors: Trac of Iowa, LLC

Grantees: Clark Jayson Newbury and Katherine Louise Newbury

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Eighty-Two Thousand Dollar(s) and other valuable consideration, Trac of Iowa, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Clark Jason Newbury, a/k/a, Clark Jayson Newbury and Katherine Louise Schutt, n/k/a Katherine Louise Newbury, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot Six (6) in Block Eighteen (18) of Pitzer & Knight's Addition to the Town of Winterset, Madison County, Iowa.

This Deed is given in fulfillment of a Real Estate Contract filed April 5, 2021, in Book 2021, Page 1380 of the Recorder's Office 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.

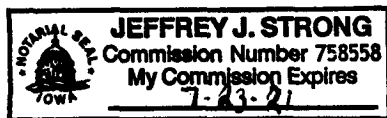
Dated: 05/27/2021

Trac of Iowa, LLC, an Iowa limited liability company

By [Signature] Donald L. Clark, Member/Manager

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 5/27/2021 by Donald L. Clark, as Member/Manager, of Trac of Iowa, LLC a limited liability company.



[Signature] Signature of Notary Public