



Document 2021 2329

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Date 6/07/2021 Time 12:54:52PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$396.00

Rev Stamp# 254 DOV# 251

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

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

Taxpayer: Nathan Balch, 914 N. 9th Ave., Winterset, IA 50273

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

LIN107304



1/2 x 2

WARRANTY DEED

For the consideration of Two Hundred Forty-Eight Thousand Dollar(s) and other valuable consideration, Jim Hylton and Bonnie Hylton, Husband and Wife, do hereby Convey to Nathan Balch, the following described real estate in Madison County, Iowa:

Lot Twenty-one (21) of Corkrean & Watts Addition, Plat No. 2, 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: 5-31-21

Jim Hylton, Grantor

Bonnie Hylton
Bonnie Hylton, Grantor

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on June 2, 2021 by
Jim Hylton and Bonnie Hylton.

[Signature]
Signature of Notary Public

