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Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$239.20

ANNO

Rev Stamp# 256 DOV# 253

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

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

Taxpayer: Rebecca Cook, 917 S. 8th Ave., Winterset, IA 50273

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



1/1 X2

WARRANTY DEED

Rm108424-SLS


For the consideration of One Hundred Forty-Nine Thousand Nine Hundred Dollar(s) and other valuable consideration, Deborah Stephen, Single, does hereby Convey to Rebecca Cook, the following described real estate in Madison County, Iowa:

Commencing at a point 20 feet East and 6 feet North of the Southwest corner of Lot 19 of Hutchings' Addition to the City of Winterset, Madison County, Iowa, and running thence East 132 feet, thence South 66 feet, thence West 132 feet, thence North 66 feet to the point of beginning.

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: 6-3-21


Deborah Stephen, Grantor

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on 6-3-21 by
Deborah Stephen.



Sarah M. Cowman
Signature of Notary Public