



Document 2021 2441

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Date 6/14/2021 Time 8:36:15AM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$391.20

ANNO

Rev Stamp# 267 DOV# 267

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 – 73rd Street, Urbandale, Iowa 50322

Phone # (515) 271-7770

Return document to and mail tax statements to:

CODY AND AMBER LADD, 1111 South 9th Avenue, Winterset, Iowa 50273

File #RESC / CVG (spo)

\$245,000

WARRANTY DEED

Legal: **Lot 9 of NELSON ACRES PLAT 4, an Addition to the City of Winterset, Madison County, Iowa**

Address: 1111 South 9th Avenue, Winterset, Iowa 50273

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Danette Lynn Tracy, formerly known as Danette Maynes, a single person**, does hereby convey the above-described real estate to **Cody Ladd and Amber Ladd, a married couple**, as Joint Tenants with full rights of survivorship and not as Tenants in Common.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantees, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has 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 Grantor covenants 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.

STATE OF Iowa)
)
COUNTY OF Dallas) SS:

On this 7 day of June, 2021,
before me the undersigned, a Notary Public in and for said
State, personally appeared **Danette Lynn Tracy,**
formerly known as Danette Maynes, a single person,
to me known to be the identical person named in and who
executed the foregoing instrument and acknowledged that
the person executed the same as that person's voluntary
act and deed.

Carol D. Van Gorp
Notary Public in and for said State

Dated: June 7, 2021

Danette Lynn Tracy
Danette Lynn Tracy,
formerly known as Danette Maynes

