



Document 2021 2584

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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$651.20

Rev Stamp# 286

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: ^{\$407,500⁰⁰} David E. Brick, Brick Gentry, PC, 6701 Westown Pkwy, Ste 100, West
Des Moines, IA 50266; Phone: (515) 274-1450

¹/₂ **Taxpayer Information:**
Jason Barnes and Laura Barnes, 1887 Nature Court, Winterset, IA 50273

FPCU107966

^E **Return Document To:**
Jason Barnes and Laura Barnes, 1887 Nature Court, Winterset, IA 50273

Grantors:
Brandon Brimm and Laura Brimm

Grantees:
Jason Barnes and Laura Barnes

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One (1) Dollar(s) and other valuable consideration, Brandon Brimm and Laura Brimm, husband and wife do hereby Convey to and Jason Barnes and Laura Barnes, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common the following described real estate in Madison County, Iowa:

Lot Nineteen (19) of Copper Fox Estates Subdivision located in the East Half (E 1/2) of the Southeast Quarter (SE 1/4) of Section Seventeen (17), in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., 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 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.

Dated: June 21, 2021.

Brandon Brimm, Grantor
Laura Brimm, Grantor

STATE OF IOWA, COUNTY OF Dallas

This record was acknowledged before me on June 21, 2021, by Brandon Brimm and Laura Brimm, husband and wife.



Signature of Notary Public