



Document 2021 2687

Book 2021 Page 2687 Type 03 001 Pages 2
Date 6/29/2021 Time 12:01:40PM
Rec Amt \$12.00 Aud Amt \$5.00 INDX
Rev Transfer Tax \$319.20 ANNO
Rev Stamp# 300 DOV# 298 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) 259-9327
Return document to and mail tax statements to:
ADRIAN EGGERS, 114 North 8th Avenue, Winterset, Iowa 50273 File #ISS (spo)

$\frac{1}{2}$ \$200,000

WARRANTY DEED

Legal: **A tract of land located in the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-six (36) in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing at a point 6 rods South of the South line of Jefferson Street in the City of Winterset, on the East line of the Southwest Quarter (1/4) of said Section Thirty-six (36), and running thence West 8 rods, thence South 5 rods, thence East 8 rods, thence North 5 rods to the place of beginning**



Address: 114 North 8th Avenue, Winterset, Iowa 50273

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Steve Pottebaum, a single person**, does hereby convey the above-described real estate to **Adrian Eggers, a single person**.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantee, 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.

<p>STATE OF <u>Iowa</u>) COUNTY OF <u>Polk</u>) SS:</p> <p>On this <u>23rd</u> day of <u>June</u>, 2021, before me the undersigned, a Notary Public in and for said State, personally appeared Steve Pottebaum, 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.</p> <p><u>Emilie E. Reha</u> Notary Public in and for said State</p>	<p>Dated: <u>June 23</u>, 2021</p> <p><u>[Signature]</u> Steve Pottebaum</p>
---	---

