



Document 2021 2712

Book 2021 Page 2712 Type 03 001 Pages 2  
Date 7/01/2021 Time 8:08:24AM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$519.20  
Rev Stamp# 304 DOV# 302  
LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX  
ANNO  
SCAN  
CHEK

This instrument prepared by:  
ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 – 73<sup>rd</sup> Street, Urbandale, Iowa 50322 Phone # (515) 271-7770  
Return document to and mail tax statements to:  
JASON PHELPS AND MIRANDA PHELPS, 818 West Husky Drive, Winterset, Iowa 50273 File #RESC / CVG (spo)

\$325,000

# WARRANTY DEED

Legal: Lot 2 in NELSON ACRES PLAT 1 to the City of Winterset, Madison County, Iowa


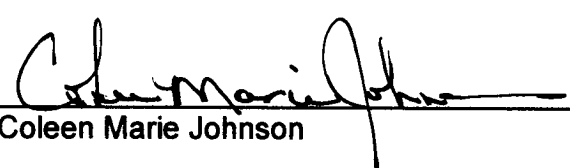
Address: 818 West Husky Drive, Winterset, Iowa 50273

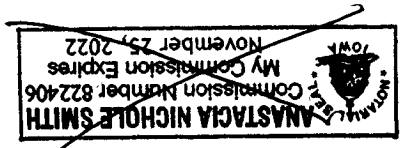
For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Coleen Marie Johnson, a single person**, does hereby convey the above-described real estate to **Jason Phelps and Miranda Phelps, a married couple**, as Joint Tenants with 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.

<p>STATE OF <u>Iowa</u> )  COUNTY OF <u>Dallas</u> ) SS:</p> <p>On this <u>21</u> day of <u>June</u>, 2021,  before me the undersigned, a Notary Public in and for said  State, personally appeared <b>Coleen Marie Johnson</b>, a  <b>single person</b>, to me known to be the identical person  named in and who executed the foregoing instrument and  <b>acknowledged</b> that the person executed the same as that  <b>person's</b> voluntary act and deed.</p> <p>  _____  Notary Public in and for said State</p>	<p>Dated: <u>June 21</u>, 2021</p> <p>  _____  Coleen Marie Johnson</p>
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