



Document 2021 2794

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 Date 7/07/2021 Time 10:57:58AM  
 Rec Amt \$12.00 Aud Amt \$5.00  
 Rev Transfer Tax \$279.20  
 Rev Stamp# 320 DOV# 317  
 LISA SMITH, COUNTY RECORDER  
 MADISON COUNTY IOWA

INDX  
 ANNO  
 SCAN  
 CHEK

Preparer: Seth D. Dodge, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801 (108911)  
 ✓Return To: Nicole M. Henderson 622 North John Wayne Drive, WINTERSET, IA 50273  
 Taxpayer Information: Nicole M. Henderson 622 North John Wayne Drive, WINTERSET, IA 50273

P214450

**WARRANTY DEED**

For the consideration of <sup>\$175,000<sup>00</sup></sup> One (\$1.00) Dollar(s) and other valuable consideration, **Jeffrey Owen Kay and Beverly Kay, a married couple**, Convey(s) to **Nicole M. Henderson**, the following described real estate:

**The North Half (1/2) of Lots One (1) and Two (2) in Block Thirteen and One-half (13 1/2) of PITZER & KNIGHT'S ADDITION to the City of Winterset, Madison County, Iowa.**

Subject to all covenants, restrictions and easements of record.

The grantor(s) hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that 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. If a spouse who is not a titleholder executes this deed, that spouse does not join in the warranties stated above, but executes solely for purposes of releasing rights of dower, homestead, and distributive share.

Each of the undersigned releases all rights of dower, homestead and distributive share in and to the real estate described above.

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: 6/24/2021

Beverly Kay

Jeffrey Owen Kay and Beverly Kay

Jeffrey Owen Kay  
Jeffrey Owen Kay and Beverly Kay

STATE OF Iowa, COUNTY OF Polk ) ss:

This record was acknowledged before me on June 24 2021 by Jeffrey Owen Kay and Beverly Kay.

[Signature]  
Notary Public in and for said State

