



Document 2021 2801

Book 2021 Page 2801 Type 03 001 Pages 2

Date 7/07/2021 Time 1:08:59PM

Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$279.20 ANNO

Rev Stamp# 322 DOV# 319 SCAN

LISA SMITH, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

\$175,000

**WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet**

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
515-462-3731

$\frac{1}{2}$ **Taxpayer Information:** Perry and Susan Stover, 2007 305th Street, Winterset, IA 50273

✓ **Return Document To:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, Iowa 50273

Grantors: Steven D. Milligan and Jody Milligan

Grantees: Perry Stover and Susan Stover

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of One Hundred Seventy-Five Thousand Dollar(s) and other valuable consideration, Steven D. Milligan and Jody Milligan, husband and wife, do hereby Convey to Perry Stover and Susan Stover, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Commencing at a point 292 feet East and 33 feet North of the Southwest corner of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Fourteen (14), in Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, which point is on the North right of way line of the public road as now established, running thence North 268 feet, thence East 650 feet, thence South 268 feet, thence W. 650 feet to the point of beginning, containing 4 acres, more or less.

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 grantors Covenant 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.

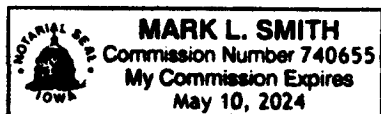
Dated: 7/7/2021

Signature of Steven D. Milligan
Steven D. Milligan, Grantor

Signature of Jody Milligan
Jody Milligan, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 7/7/2021 by Steven D. Milligan and Jody Milligan.



Signature of Notary Public