Document 2021 2816

Book 2021 Page 2816 Type 03 001 Pages 2 Date 7/08/2021 Time 2:23:31PM

Rec Amt \$12.00 Aud Amt \$5.00 Rev Transfer Tax \$575.20 Rev Stamp# 325 DOV# 320 INDX ANNO SCAN

CHEK

LISA SMITH, COUNTY RECORDER MADISON COUNTY IOWA

359,900

Preparer: Danielle Guisinger, 2202 Woodlands Pkway, Clive, IA 50325 (515) 3710117

W

Xaxpayer Information and Return To:

Gary Spencer, 722 High St., Winterset, IA 50273



WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, Garret Guilliams and Ashley Guilliams, a married couple, do hereby Convey to Gary Spencer and Donna Spencer, a married couple, as joint tenants with full rights of survivorship and not as tenants in common, in the following described real estate:

The East 119.39 feet of Out Lot Nine (9) of Laughridge & Cassiday's Addition to the City of Winterset, Madison County, Iowa.

Subject to all covenants, restrictions and easements of record.

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: <u>Jul 30, 2021</u> | |
|---|-------------------------------------|
| | Garret Guilliams |
| | Ashley Guilliams |
| STATE OF JOWA) ss: | |
| This record was acknowledged before me on June 30, 2021 by Garret Guilliams and Ashley Guilliams, a married couple. | |
| DONALD B. CLARK, II COMMISSION NO. 150858 MY COMMISSION EXPIRES | Notary Public in and for said State |