

CONSIDERATION \$160,500.00

BK: 2021 PG: 2866
Recorded: 7/12/2021 at 2:51:21.0 PM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$256.00
LISA SMITH RECORDER
Madison County, Iowa

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

Taxpayer Information: Matthew M. Blanchard and Tess Blanchard, 303 E. Washington Street,
Winterset, IA 50273

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

Grantors: Michael James Davis and Rachelle Davis and Julie Lynn Davis

Grantees: Matthew M. Blanchard and Tess Blanchard

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of One Hundred Sixty Thousand Five Hundred Dollar(s) and other valuable consideration, Michael James Davis and Rachelle Davis, husband and wife, and Julie Lynn Davis, single, do hereby Convey to Matthew M. Blanchard and Tess Blanchard, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

The South Half (1/2) of Lot Five (5) in Block Twenty-seven (27) of the Original Town of Winterset, Madison County, Iowa.

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: 7-9-2021

[Signature of Michael James Davis]
Michael James Davis, Grantor

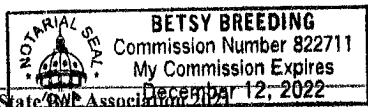
[Signature of Rachelle Davis]
Rachelle Davis, Grantor

[Signature of Julie Lynn Davis]
Julie Lynn Davis, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on July 9, 2021 by Michael James Davis and Rachelle Davis.

[Signature of Betsy Breeding]
Signature of Notary Public



STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on
Julie Lynn Davis.

July 10, 2021 by

Betsy Breeding
Signature of Notary Public

