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Date 7/15/2021 Time 12:49:12PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$103.20

Rev Stamp# 340 DOV# 336

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

\$65,000

**WARRANTY DEED
Recorder's Cover Sheet**

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

Taxpayer Information: Dale G. Morrison, 1513 N. River Trail, Winterset, IA 50273

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

Grantors: Gary L. Cochran

Grantees: Dale G. Morrison

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Sixty-Five Thousand Dollar(s) and other valuable consideration, Gary L. Cochran, single person, does hereby Convey to Dale G. Morrison, the following described real estate in Madison County, Iowa:

Lot Three (3) of the Final Plat of Berglund Rural Estates Sub-District in the Northwest Quarter (1/4) of Section Thirty-two (32), in Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., 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: 7/15/2021

Gary L. Cochran, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 7/15/2021 by Gary L. Cochran.

Signature of Notary Public

