



Document 2021 3120

Book 2021 Page 3120 Type 03 001 Pages 2
Date 7/27/2021 Time 1:38:22PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$384.80
Rev Stamp# 367 DOV# 361
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

\$240,735

**WARRANTY DEED
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: Sadie Bruce, 807 N. 15th Avenue, Winterset, IA 50273

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

Grantors: Marie A. Carberry

Grantees: Sadie Bruce

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Two Hundred Forty Thousand Seven Hundred and Thirty-Five Dollar(s) and other valuable consideration, Marie A. Carberry, single, does hereby Convey to Sadie Bruce, the following described real estate in Madison County, Iowa:

Lot Six (6) in Block Four (4) of Birchwood Estates Plat No. 1, an Addition to the City 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: 7.27.21

Marie A. Carberry
Marie A. Carberry, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 7.27.21 by Marie A. Carberry.

Sarah M. Cowman
Signature of Notary Public

