

**BK: 2021 PG: 3140**  
**Recorded: 7/28/2021 at 12:01:27.0 PM**  
**Pages 2**  
**County Recording Fee: \$17.00**  
**Iowa E-Filing Fee: \$3.00**  
**Combined Fee: \$20.00**  
**Revenue Tax: \$343.20**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**

**Preparer Information:** Jason Laughlin, Laughlin Law Firm, PLC, 3106 Ingersoll Avenue, Des Moines, IA 50312 Phone: (515) 608-4797

**Taxpayer Information:** Marie Carberry, 609 W. Hutchings Street, Winterset, Iowa 50273

**Return Document To:** Jason Laughlin, Laughlin Law Firm, PLC, 3106 Ingersoll Avenue, Des Moines, IA 50312 Phone: (515) 608-4797

Jason Laughlin ISBA # 20002

### **WARRANTY DEED**

For the consideration of 1 Dollar(s) and other valuable consideration, Cody Buttler, a single person, does hereby Convey to Marie Carberry, the following described real estate in Madison County, Iowa:

The West 73 feet of the East Half (1/2) of Lot 4 of HUTCHING'S ADDITION to the City of Winterset, Madison County, Iowa.

SUBJECT TO ALL EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD, IF ANY.

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: 7/26/21

Cody B  
Cody Buttler (Grantor)

STATE OF IOWA, COUNTY OF Dallas

This instrument was acknowledged before me on 7/26/21, by Cody Buttler.

Ben Bjorholm  
Notary Public

