

BK: 2021 PG: 3280
Recorded: 8/6/2021 at 10:35:18.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$590.40
LISA SMITH RECORDER
Madison County, Iowa

This instrument prepared by:
JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309
Phone No.: (515)453-4684

Mail tax statements and return document to:
Don Bryant and Julia Bryant, 2022 Ash Tree Dr, Winterset, IA 50273

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Homes by Fleetwood, LLC, a limited liability company**, does hereby convey unto **Don Bryant and Julia Bryant, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

Lot Three (3) of Arbor Park, Plat Four (4), an Addition to the City of Winterset, Madison County, Iowa.

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantees, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has 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 Grantor covenants 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.

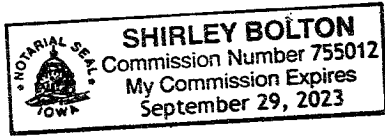
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Homes by Fleetwood, LLC

BY: *Stephen R. Grubb*
Stephen R. Grubb
Member/Manager

STATE OF Iowa)
COUNTY OF Polk) SS:

This instrument was acknowledged before me on August 2, 2021 by Stephen R. Grubb as Member/Manager of Homes by Fleetwood, LLC.



Shirley Bolton
Notary Public in and for said State