



Document 2021 3552

Book 2021 Page 3552 Type 03 001 Pages 2

Date 8/24/2021 Time 11:43:02AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$159.20

Rev Stamp# 435 DOV# 428

INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

\$100,000⁰⁰

Preparer Information: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306

Return Document and

Address Tax Statement: Holden Thomas, 813 E. Jefferson St., Winterset, IA 50273

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Amber Mathes, a single person**, (the "Grantor"), does hereby Convey to **Holden Thomas**, (the "Grantee"), the following described real estate:

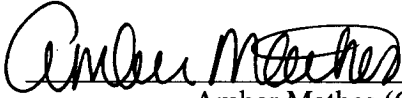
Lot Six (6) in Block Twelve (12) of Loughridge & Cassiday's Addition to the Town of Winterset, Madison County, Iowa.

Subject to all covenants, restrictions and easements of record.

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


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 the 31 day of July, 2021.


Amber Mathes (Grantor)

STATE OF Iowa, COUNTY OF Madison

This record was acknowledged before me on July 31, 2021, by Amber Mathes.


Notary Public in and for the State of Iowa

