



Document 2021 3724

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Date 9/03/2021 Time 12:26:35PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$74.40

ANNO

Rev Stamp# 462 DOV# 456

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$47,000

**WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet**

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

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Taxpayer Information: Jane A. Dawson, 2283 Pioneer Avenue, Winterset, IA 50273 and Raymond L. Dawson, 2283 Pioneer Avenue, Winterset, IA 50273

WJ

Return Document To: Jane A. Dawson, 2283 Pioneer Avenue, Winterset, IA 50273

Grantors: Viola M. McDonald

Grantees: Jane A. Dawson and Raymond L. Dawson

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Forty-Seven Thousand Dollar(s) and other valuable consideration, Viola M. McDonald, Single, does hereby Convey to Jane A. Dawson and Raymond L. Dawson, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot Five (5) in Block Twenty (20) of the Original Town of Winterset, Madison County, Iowa.



Jerry W. McDonald is signing as Power of Attorney for Viola McDonald. Jane A. Dawson cannot act as Power of Attorney because it would be a self-dealing act.

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: 9-1-21

Jerry McDonald (handwritten signature)

Jerry W. McDonald as Power of Attorney for Viola M. McDonald, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on September 1, 2021 by Jerry W. McDonald as Power of Attorney for Viola M. McDonald.

Kristina Brockmeyer (handwritten signature)
Signature of Notary Public

