



Document 2021 3778

Book 2021 Page 3778 Type 03 001 Pages 2

Date 9/08/2021 Time 12:03:46PM

Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$253.60 ANNO

Rev Stamp# 474 DOV# 468 SCAN

LISA SMITH, COUNTY RECORDER CHEK

MADISON COUNTY IOWA

\$ 159,000⁰⁰

1/2 ✓

**WARRANTY DEED
Recorder's Cover Sheet**

REG 112490

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

Taxpayer Information: Mason Shoemaker, 706 N. 1st Street, Winterset, Iowa 50273

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

Grantors: Justin Edwards and Victoria Edwards

Grantees: Mason Shoemaker

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Hundred Fifty-Nine Thousand Dollar(s) and other valuable consideration, Justin Edwards and Victoria Edwards, Husband and Wife, do hereby Convey to Mason Shoemaker, the following described real estate in Madison County, Iowa:

Commencing at a point 66 feet North of the Southeast corner of Block Nineteen (19) of Pitzer and Knight's Addition to the City of Winterset, Madison County, Iowa, running thence North 66 feet, thence West 132 feet, thence South 66 feet, thence East 132 feet to the place of beginning.



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.

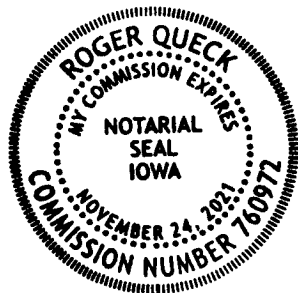
Dated: 7-23-2021

Justin Edwards, Grantor

Victoria Edwards, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on July 23, 2021 by Justin Edwards and Victoria Edwards.



Roger Queck, Signature of Notary Public