

BK: 2021 PG: 3938
Recorded: 9/20/2021 at 1:52:01.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.32
Combined Fee: \$20.32
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

1-76-26 PARCELS C & D IN SW SE

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:

Martin J. Kenworthy
Kenworthy Law, P.C.
1204 S. 46th Street
West Des Moines, Iowa 50265
(515) 240-5154

Address Tax Statement To:

Kelsey A. Willis & Cody J. Willis
494 77th Place
West Des Moines, IA 50266

Return Document to:

Martin J. Kenworthy
Kenworthy Law, P.C.
1204 S. 46th Street
West Des Moines, Iowa 50265

Grantor: Elizabeth Bolton

Grantee: Kelsey A. Willis & Cody J. Willis

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, **Elizabeth Bolton**, a single person ("Grantor"), does hereby convey to **Kelsey A. Willis and Cody J. Willis**, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common ("Grantee"), the following-described real estate in Madison County, Iowa:

Parcels C and D, as shown in Plat of Survey filed in Book 2021, Page 3070 on July 23, 2021, in the Office of the Recorder of Madison County, Iowa.

Subject to easements, restrictions and encumbrances of record, including, but not limited to, an Ingress Egress Easement filed on September 17, 2021, at Book 2021, Page 3917, of the Madison County, Iowa, Recorder's office.


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

This deed is exempt according to Iowa Code §428A.2(21).

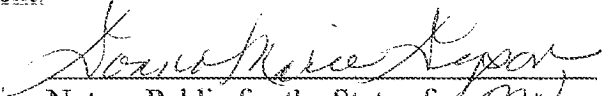
Dated: September 30, 2021.

GRANTOR:


Elizabeth Bolton

STATE OF MN, COUNTY OF Hennepin

On this 30 day of September, 2021, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Elizabeth Bolton**, to me known to be the identical person named in and who executed the foregoing instrument.


Notary Public for the State of MN

