



Document 2021 4288

Book 2021 Page 4288 Type 03 001 Pages 2  
Date 10/15/2021 Time 11:20:27AM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$1,138.40  
Rev Stamp# 530 DOV# 523  
LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX  
ANNO  
SCAN  
CHEK

*\$712,000<sup>00</sup>*  
Return To: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, Iowa 50273-0067  
Taxpayer: Katherine A. Holzworth and Michael P. Holzworth, 2280 20th Avenue, Cumming, IA 50061  
Preparer: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, Iowa 50273-0067, Phone: (515) 462-4912



**WARRANTY DEED - JOINT TENANCY**

For the consideration of ----Seven Hundred Twelve Thousand Dollar(s)---- and other valuable consideration, Dale H. Wearmouth and Ava D. Wearmouth, Husband and Wife, do hereby Convey to Katherine A. Holzworth and Michael P. Holzworth, Wife and Husband, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

**The East Half (1/2) of the Southeast Quarter (1/4) of Section Twenty-four (24), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.**

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.

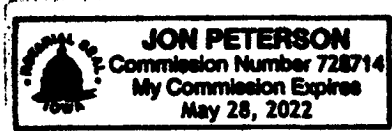
Dated: October 13<sup>th</sup>, 2021.

*Ava D. Wearmouth*  
Ava D. Wearmouth as Power of Attorney  
of Dale H. Wearmouth under Power of  
Attorney dated September 13, 2019

Ava D. Wearmouth  
Ava D. Wearmouth

STATE OF IOWA, COUNTY OF UNION

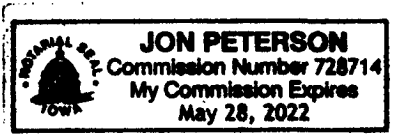
This record was acknowledged before me on October 13<sup>th</sup>, 2021, by Ava D. Wearmouth as Power of Attorney of Dale H. Wearmouth.



Jon Peterson  
Signature of Notary Public

STATE OF IOWA, COUNTY OF UNION

This record was acknowledged before me on October 13<sup>th</sup>, 2021, by Ava D. Wearmouth.



Jon Peterson  
Signature of Notary Public