



Document 2021 4376

Book 2021 Page 4376 Type 03 001 Pages 2
 Date 10/20/2021 Time 1:20:37PM
 Rec Amt \$12.00 Aud Amt \$5.00 INDX
 Rev Transfer Tax \$159.20 ANNO
 Rev Stamp# 549 DOV# 542 SCAN
 LISA SMITH, COUNTY RECORDER CHEK
 MADISON COUNTY IOWA

\$100,000⁰⁰
WARRANTY DEED
Recorder's Cover Sheet

P2177105
MOT116650

Preparer Information: Terry Krapfl, 106 East Salem Avenue, P.O. Box 215, Indianola, IA 50125, Phone: 515-961-2574

Taxpayer Information: Saralee R. Sickles, 115 Filmore Street W, Winterset, IA 50273

Return Document To: Terry Krapfl, 106 East Salem Avenue, P.O. Box 215 Indianola, IA 50125

Grantors: Beau D. Crookes and Allison Crookes

Grantees: Saralee R. Sickles

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) (\$1.00) -----and other valuable consideration, Beau D. Crookes and Allison Crookes, husband and wife, do hereby Convey to Saralee R. Sickles, the following described real estate in Madison County, Iowa:

Lot Six (6) in Block Five (5) of PITZER & KNIGHT'S ADDITION to the Town of Winterset, Madison County, Iowa

Subject to easements and covenants of record

Allison Crookes has signed solely for purposes of releasing her homestead, dower and spousal rights

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: 10/15, 2021

Beau Crookes
Beau D. Crookes, Grantor

Allison Crookes
Allison Crookes, Grantor

STATE OF IOWA, COUNTY OF WARREN

This record was acknowledged before me on Oct. 15, 2021 by Beau D. Crookes and Allison Crookes, husband and wife.

[Handwritten signature of Notary Public]

Signature of Notary Public

