CONSIDERATION $168,500

WARRANTY DEED
Recorder's Cover Sheet

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

Taxpayer Information: Cade Carter, 622 E. South Street, Winterset, IA 50273

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

Grantors: Ellen Marchant

Grantees: Cade Carter

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of One Hundred Sixty-Eight Thousand Five Hundred Dollar(s) and other valuable consideration, Ellen Marchant, single individual, does hereby Convey to Cade Carter the following described real estate in Madison County, Iowa:

The North Half (1/2) of Lots One (1) and Two (2) in Block Eighteen (18) of Laughridge & Cassiday's Addition to the Town of Winterset, 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: _____ 11-29-21 _____ .

Ellen Marchant
Ellen Marchant, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on ____ 11-29-21 ____ by Ellen Marchant.

SARAH M. COWMAN
Commission Number 754017
My Commission Expires
8-1-23

Sarah M. Cowman
Signature of Notary Public