

Book 2021 Page 52 Type 03 001 Pages 1 Date 1/06/2021 Time 12:43:01PM Rec Amt \$7.00 Aud Amt \$5.00 II Rev Transfer Tax \$103.20 Al Rev Stamp# 7 DOV# 9 INDX **ANNO** 

**SCAN** 

LISA SMITH, COUNTY RECORDER MADISON COUNTY IOWA

CHEK

WARRANTY DEED - JOINT TENANCY
*Keturn to: Mark L. Smith, PO Box 230, Winterset, IA 50273, (515)462-3731  Taxpayer: Brian and Kelly Sutton, 315 N 14th Ave., Winterset, IA 50273
Preparer: Mark L. Smith, PO Box 230, Winterset, IA 50273, (515)462-3731
For the consideration of
consideration, Tanya Comer, Single,
do hereby Convey to
Brian Sutton and Kelly Sutton,
as Joint Tenants
with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in
Madison County, Iowa: Lot Thirty-one (31) of Covered Bridge Estates, located in the
Fractional Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Seven (7), Township
Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.
$\cdot$ $\boldsymbol{A}$
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 on /- 5- 21
Tanya Comer (Grantor) (Grantor)
(Olumor)
STATE OF IOWA , COUNTY OF POUL
This record was acknowledged before me on 1-5-2021, by Tanya Comer
·
SARAH M. COWRESS JANAN M. COVORION

Commission Number 754017

My Commission Expires

Signature of Notary Public