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Date 12/23/2021 Time 12:44:35PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$911.20

Rev Stamp# 641 DOV# 632

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

\$570,000

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306

Tax Statement

& Return to: Jeremy Bowsby, 1795 Millstream Ct, Winterset, IA 50273

MDT19716

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WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Emily K. Walton and Ethan C. Walton, a married couple** (the "Grantors"), do hereby convey to **Jeremy Bowsby, a married person** (the "Grantee"), the following described real estate:



Lot Twenty-eight (28) 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.

Subject to all covenants, restrictions and easements of record.

Grantors do hereby covenant with Grantee, and successors in interest, that Grantors hold the real estate by title in fee simple; that Grantors 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 the 22nd day of December, 2021.



Emily K. Walton
Emily K. Walton (Grantor)

Ethan C. Walton
Ethan C. Walton (Grantor)

STATE OF IA, COUNTY OF Madison

This record was acknowledged before me on Dec 22, 2021, 2021, by Emily K. Walton and Ethan C. Walton.

Rachel J.
Notary Public