



Document 2021 694

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Date 2/19/2021 Time 3:52:38PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$583.20

Rev Stamp# 64 DOV# 70

INDX  
ANNO  
SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

Preparer: Danielle Guisinger, 2202 Woodlands Pkwy, Clive, IA 50325 (515) 3710117

*E* ✓ **Taxpayer Information and Return To:**  
loan Ittu, 204 W Washington, Winterset, IA 50273

$\frac{1}{3}$

\$365,000

### WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Nestor G. Serrano and Ava Serrano, a married couple**, do hereby Convey to **loan Ittu**, in the following described real estate:

**Lots One (1) and Two (2) and the East 16 1/2 feet of Lot Three (3) in Block Thirty-three (33) of the Original Town of Winterset , Madison County, Iowa;**

Subject to all covenants, restrictions and easements of record.



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: 2-10-2021

Nestor G. Serrano  
Nestor G. Serrano

Ava Serrano  
Ava Serrano

STATE OF Brno )  
COUNTY OF Madison ) ss:

This record was acknowledged before me on 2/10/21,  
by Nestor G. Serrano and Ava Serrano, a married couple.



[Signature]  
Notary Public in and for said State