



Document 2021 837

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Date 3/02/2021 Time 10:24:29AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$255.20

Rev Stamp# 78 DOV# 83

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 – 73rd Street, Urbandale, Iowa 50322

Phone # (515) 271-7770

✓ Return document to and mail tax statements to:

ASHLEY FLITCRAFT, 816 West South Street, Winterset, Iowa 50273

File #RESC / CVG (spo)

\$160,000⁰⁰

WARRANTY DEED

LHF 100979-DCP

Legal: A tract of land commencing at a point 33 feet South and 132 feet West of the Northeast corner of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-Six (36) in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, and running thence West 82 1/2 feet, thence South 99 feet, thence East 82 1/2 feet, thence North 99 feet to the point of beginning

Address: 816 West South Street, Winterset, Iowa 50273

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Matthew J. Smith and Yvonne Smith, a married couple**, do hereby convey the above-described real estate to **Ashley Flitcraft, a single person**.

MARRIED

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantee, and successors in interest, that said 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 relinquish 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.

<p>STATE OF <u>Iowa</u>) COUNTY OF <u>Madison</u>) SS:</p> <p>On this <u>20</u> day of <u>February</u>, 2020, before me the undersigned, a Notary Public in and for said State, personally appeared Matthew J. Smith and Yvonne Smith, a married couple, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that those persons executed the same as their voluntary act and deed.</p> <p><i>Cindy Stanford</i> _____ Notary Public in and for said State</p>	<p>Dated: <u>2-20-21</u>, 2020</p> <p><i>Matthew J. Smith</i> _____ Matthew J. Smith</p> <p><i>Yvonne Smith</i> _____ Yvonne Smith</p>
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