



Document 2022 1204

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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$727.20

Rev Stamp# 139 DOV# 134

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$455,000

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

Tax Statement

& Return to: Michelle Egan and Timothy Egan, 1217 Highway 169, Winterset, IA 50273

### WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Norman D. Wilson and Linda K. Wilson, a married couple** (the "Grantors"), do hereby convey to **Michelle Egan and Timothy Egan, a married couple** (the "Grantees"), as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Parcel "A" located in the Northeast Quarter (1/4) of Section Thirteen (13), Township Seventy-Seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 9.624 acres, as shown in Plat of Survey filed in Book 3, Page 266 on June 9, 1998, in the Office of the Recorder of 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 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 21<sup>st</sup> day of April, 2022.

1

Norman D. Wilson  
Norman D. Wilson (Grantor)

Linda K. Wilson  
Linda K. Wilson (Grantor)

STATE OF Texas, COUNTY OF Dallas

This record was acknowledged before me on April 21, 2022, by Norman D. Wilson and Linda K. Wilson.

[Signature]  
Notary Public

