



Document 2022 1260

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Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$615.20 ANNO

Rev Stamp# 151 DOV# 145 SCAN

LISA SMITH, COUNTY RECORDER CHEK

MADISON COUNTY IOWA

\$ 385,000<sup>00</sup>

**WARRANTY DEED  
Recorder's Cover Sheet**

**Preparer Information:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: 515-462-3731

**Taxpayer Information:** Spencer Minnich, 501 W Emerson St., Peru, IA 50222 and Sarah Minnich, \_\_\_\_\_

**Return Document To:** Spencer Minnich, 501 W Emerson St., Peru, IA 50222

**Grantors:** Mark S. Russell and Sharon K. Russell

**Grantees:** Spencer Minnich and Sarah Minnich

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



WARRANTY DEED

For the consideration of Three Hundred Eighty-Five Thousand Dollar(s) and other valuable consideration, Mark S. Russell and Sharon K. Russell, <sup>a married couple</sup> do hereby Convey to Spencer Minnich and Sarah Minnich, as husband and wife as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot Five (5) of Corkrean & Watts Addition Plat No. 5, an Addition to the City of Winterset, Madison County, Iowa.



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.

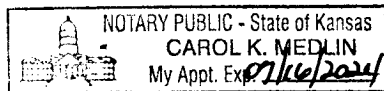
Dated: 7/25/22.

Mark S. Russell  
Mark S. Russell, Grantor

Sharon K. Russell  
Sharon K. Russell, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on April 25, 2022 by Mark S. Russell and Sharon K. Russell.



Carol K. Medlin  
Signature of Notary Public