



Document 2022 1643

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Date 6/02/2022 Time 1:47:05PM

Rec Amt \$22.00 Aud Amt \$40.00

Rev Transfer Tax \$799.20

Rev Stamp# 197 DOV# 190

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

\$500,000

**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: Blaine Lowden, 2350 190th Trail, Winterset, IA 50273

⁴/₄ **Return Document To:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273

Grantors: Joseph Dale Carney, a/k/a Joseph D. Carney, a/k/a Joseph Dale Carney, Sr., a/k/a Joseph D. Carney, Sr., and a/k/a Joseph Carney

Grantees: Blaine Lowden

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Five Hundred Thousand Dollar(s) and other valuable consideration, Joseph Dale Carney, a/k/a Joseph D. Carney, a/k/a Joseph Dale Carney, Sr., a/k/a Joseph D. Carney, Sr., and a/k/a Joseph Carney, single, do hereby Convey to Blaine Lowden the following described real estate in Madison County, Iowa:

The South Eighty (80) feet of Lot Eight (8) in Block Eight (8) of Pitzer & Knight's Addition to the Original Town of Winterset, Madison County, Iowa,

And



Lot Four (4) in Block Fourteen (14) of Laughridge & Cassidy's Addition to the City of Winterset, Madison County, Iowa,

AND



Lot Four (4) in Block Six (6) of North Addition to the Town of Winterset, Madison County, Iowa.

AND



The South 78 feet of Lot Seven (7) in Block Three (3) of W. A. Jenkins Addition to the Town of Winterset, Madison County, Iowa, AND that part of Hutchings Street described as beginning at the Southeast corner of said Lot Seven (7), thence South 17.0 feet, thence West 66 feet, thence North 17.0 feet to the Southwest corner of said Lot Seven (7), thence East 66 feet along the South line of said Lot Seven (7) to the point of beginning.

AND



Lot Eight (8) in Block Four (4) in Guiberson's Addition to the Town of Winterset, Madison County, Iowa.

AND



The South Half (1/2) of Lots Three (3) and Four (4) in Block Four (4) of Guiberson's Addition to the Town of Winterset, Madison County, Iowa.

AND



Lot Four (4) in Block Nine (9) of the Original Town of Winterset, Madison County, Iowa.

AND



The North Half (½) of Lot Four (4) and the West 43 feet of the North Half (½) of Lot Three (3) in Block Thirteen (13) of the Original Town of Winterset, Madison County, Iowa.



AND

Lot Four (4) in Block Five (5) of Railroad Addition to the Town of Winterset, Madison County, Iowa.



AND

Lots Two (2) and Three (3) in Block One (1) of Kirkwood's Addition to the Town of Winterset, Madison County, Iowa.



AND

Lot Four (4) in Block Twelve (12) of Pitzer and Knight's Addition to the Town of Winterset, Madison County, Iowa.



AND

Lot Eight (8) in Block Three (3) of W. A. Jenkins Addition to the Town of Winterset, Madison County, Iowa, AND that part of Hutchings Street described as beginning at the Southeast corner of said Lot Eight (8), thence South 17.0 feet, thence West 66 feet, thence North 17.0 feet to the Southwest corner of said Lot Eight (8), thence East 66 feet, along the South line of said Lot Eight (8) to the point of beginning.



AND

Lot Five (5) in Block Four (4) of Guiberson's Addition to the Town 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: 6/1/22

Joseph Dale Carney
Joseph Dale Carney, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 6/1/22 by
Joseph Dale Carney, single.

Mark L. Smith
Signature of Notary Public

