



Document 2022 1891

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Date 6/23/2022 Time 12:44:29PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$383.20

ANNO

Rev Stamp# 230 DOV# 222

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$240000

**WARRANTY DEED
Recorder's Cover Sheet**

Gm125002

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

Taxpayer Information: Karen Wood, 902 E. Court Avenue, Winterset, IA 50273

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

Grantors: Travis J. Knox and Allison Rene Knox

Grantees: Karen Wood

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Two Hundred Forty Thousand Dollar(s) and other valuable consideration, Travis J. Knox and Allison Rene Knox, husband and wife, do hereby Convey to Karen Wood the following described real estate in Madison County, Iowa:

The West Half (1/2) of the Northwest Quarter (1/4) of Out Lot Four (4) in Laughridge and ~~Cassidy's~~ Addition to the City of Winterset, Madison County, Iowa. *Cassiday's*

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: 6/20/22

[Signature]
Travis J. Knox, Grantor

[Signature]
Allison Rene Knox, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 6/20/22 by Travis J. Knox and Allison Rene Knox.

[Signature]
Signature of Notary Public

