



Document 2022 204

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Date 1/21/2022 Time 9:59:43AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$61.60

Rev Stamp# 23

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$39,000

**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: Charlie Abell and Shannon Abell, 2981 York Avenue, Macksburg, IA
50155

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

Grantors: Amanda Jo Mountain

Grantees: Charlie Abell and Shannon Abell

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Thirty-Nine Thousand Dollar(s) and other valuable consideration, Amanda Jo Mountain, single, does hereby Convey to Charlie Abell and Shannon Abell, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lots Four (4), Five (5) and Six (6) in Block Seven (7) of Barker's Second Addition to the City of Macksburg, Madison County, Iowa, and the North-South alley in said Block Seven (7).

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.

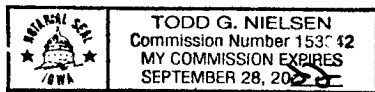
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 1-17-22

[Handwritten signature of Amanda Jo Mountain]
Amanda Jo Mountain, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 1/17/2022 by Amanda Jo Mountain.



[Handwritten signature of Notary Public]
Signature of Notary Public