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Date 1/27/2022 Time 11:29:23AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$743.20

Rev Stamp# 32 DOV# 29

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

\$465,000

**WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet**

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

Taxpayer Information: Angela M. McLaren and Nathaniel M. McLaren, 2236 Holliwell Court,
Winterset, IA 50273

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

Grantors: Christopher L. Donohoe and Kathleen A. Donohoe a/k/a Kathy A. Donohoe

Grantees: Angela M. McLaren and Nathaniel M. McLaren

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Four Hundred Sixty-Five Thousand Dollar(s) and other valuable consideration, Christopher L. Donohoe and Kathleen A. Donohoe, a/k/a Kathy A. Donohoe, husband and wife, do hereby Convey to Angela M. McLaren and Nathaniel M. McLaren, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot Twelve (12) of Holliwell Valley Subdivision, located in the Northeast Quarter (1/4) of Section Five (5), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., 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: 1-24-22

[Handwritten signature of Christopher L. Donohoe]

Christopher L. Donohoe, Grantor

[Handwritten signature of Kathleen A. Donohoe]

Kathleen A. Donohoe, a/k/a Kathy A. Donohoe, Grantor

STATE OF Iowa, COUNTY OF Madison

This record was acknowledged before me on January 24th 2022 by Christopher L. Donohoe and Kathleen A. Donohoe, a/k/a Kathy A. Donohoe.



[Handwritten signature of Sarah M. Cowman]
Signature of Notary Public