

BK: 2022 PG: 297
Recorded: 1/28/2022 at 3:26:27.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$1,208.80
LISA SMITH RECORDER
Madison County, Iowa

This instrument prepared by:
ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 – 73rd Street, Urbandale, Iowa 50322 Phone # (515) 259-9327
Return document to and mail tax statements to:
LINDSAY AND TRAVIS WELSH, 2321 – 148th Street, Winterset, Iowa 50273 File #ISS (spo)

WARRANTY DEED

Legal: **Parcel "E" located in the Southeast Quarter of the Southwest Quarter (SE ¼ SW ¼) of Section 29, Township 77 North, Range 27, West of the 5th P.M., Madison County, Iowa, containing 16.96 acres, as shown in Plat of Survey filed in Book 2007, Page 127 on January 9, 2007, in the Office of the Recorder of Madison County, Iowa**

Address: 2321 – 148th Street, Winterset, Iowa 50273

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Steven D. Thompson Jr. and Marla S. Thompson, a married couple**, do hereby convey the above-described real estate to **Lindsay Marie Welsh and Travis Lee Welsh, a married couple**, as Joint Tenants with full rights of survivorship and not as Tenants in Common.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD


Grantors do hereby covenant with Grantees, and successors in interest, that said 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 relinquish 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.


STATE OF Iowa)
)
COUNTY OF Polk) SS:

Dated: January 21st, 2022

On this 21 day of January, 2022, before me the undersigned, a Notary Public in and for said State, personally appeared **Steven D. Thompson Jr. and Marla S. Thompson, a married couple**, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that those persons executed the same as their voluntary act and deed.


Steven D. Thompson Jr.


Marla S. Thompson


Notary Public in and for said State

