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Date 1/31/2022 Time 11:48:46AM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$254.40

ANNO

Rev Stamp# 35 DOV# 32

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$159,500⁰⁰

**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: Bradley and Alyssa Tadlock, 602 W. Court Avenue, Winterset, IA
50273

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

Grantors: Michael D. Crabb

Grantees: Bradley Tadlock and Alyssa Tadlock

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Hundred Fifty-Nine Thousand Five Hundred Dollar(s) and other valuable consideration, Michael D. Crabb, single, does hereby Convey to Bradley Tadlock and Alyssa Tadlock, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot Seven (7) and the East Half (1/2) of Lot Six (6) in Block Two (2) of West 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: 1-26-2022

Michael D. Crabb, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 1-26-22 by Michael D. Crabb.

Signature of Notary Public

