



Document 2022 3672

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Date 12/16/2022 Time 3:10:07PM

Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$79.20 ANNO

Rev Stamp# 474 SCAN

LISA SMITH, COUNTY RECORDER CHEK

MADISON COUNTY IOWA

\$50,000

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:

Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

Taxpayer Information:

Jeffrey S. and Amanda C. Winslow
2655 S.E. 1st Street
West Des Moines, Iowa 50265

Return Document To:

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072

Grantors:

Neil P. Armstrong

Grantees:

Jeffrey S. Winslow
Amanda C. Winslow

Legal Description: See Page 2



WARRANTY DEED – JOINT TENANCY

For the consideration of \$50,000.00 and no/100ths----- Dollars and other valuable consideration, **NEIL P. ARMSTRONG, a single person**, does hereby convey to: **JEFFREY S. WINSLOW and AMANDA C. WINSLOW, husband and wife, as joint tenants with full rights of survivorship, and not as tenants in common**, the following described real estate in Madison County, Iowa:

Parcel "A" of the Southwest Quarter of the Southwest Quarter (SW¼ SW¼) of Section 2, Township 77 North, Range 27 West of the 5th P.M., Madison County, Iowa, containing 5.04 acres, as shown by the Plat of Survey recorded in Book 2003, Page 1450 on March 14, 2003, in the Office of the Recorder of Madison County, Iowa,.



This deed is given in fulfillment of a recorded real estate contract recorded in Book 2018, Page 1352, in the Office of the Recorder of Madison County, Iowa. In as much as this deed is given in fulfillment of a recorded real estate contract, it is exempt from declaration of value and groundwater hazard statement filing requirements.

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.

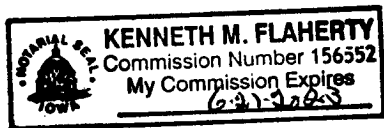
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.


Dated: December 16, 2022.


Neil P. Armstrong

STATE OF IOWA, COUNTY OF MADISON: ss

This record was acknowledged before me on December 16, 2022 by Neil P. Armstrong.




Notary Public