

BK: 2022 PG: 768
Recorded: 3/15/2022 at 2:31:45.0 PM
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County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$223.20
LISA SMITH RECORDER
Madison County, Iowa

WARRANTY DEED

Prepared by: Aaron M. Hubbard, Hubbard Law Firm, P.C., 2900 100th Street, Suite 209,
Urbandale, IA 50322; Phone: (515) 222-1700

Send Tax Statements and return document to: Jennifer J. McFarland, 415 North 1st Avenue,
WINTERSET, IA 50273

Grantor/Affiant: Estella Josephine Sample

Grantee: Jennifer J. McFarland

For the consideration of One Dollar(s) and other valuable consideration, **Estella Josephine Sample, a single person** does hereby Convey to **Jennifer J. McFarland, a single person**, the following described real estate:

The South Half (1/2) of Lots Three (3) and Four (4) in Block Eleven (11) of PITZER & KNIGHT'S ADDITION to 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: 03/14/2022

Estella Josephine Sample
Estella Josephine Sample, Grantor

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on 14 March 2022, by
Estella Josephine Sample, a single person.

[Handwritten Signature]

Signature of Notary Public

