



Document 2023 1714

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Date 7/24/2023 Time 1:05:17PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$383.20

Rev Stamp# 233 DOV# 234

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$ 240,000<sup>00</sup>

**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:** Martha K. Knapp, 109 W. Lane, Winterset, IA 50273

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

**Grantors:** Jo Ann Slater and Sara Coleman and Trent C. Coleman

**Grantees:** Martha K. Knapp

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



WARRANTY DEED

For the consideration of Two Hundred Forty Thousand Dollar(s) and other valuable consideration, Jo Ann Slater, single and Sara Coleman and Trent C. Coleman, husband and wife, do hereby Convey to Martha K. Knapp the following described real estate in Madison County, Iowa:

The East 87 Feet of the South 82 Feet of Block Fourteen (14) of Pitzer & Knight's 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: 7/12/2023

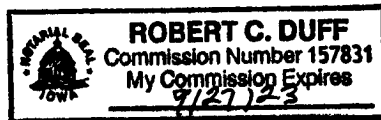
Jo Ann Slater
Jo Ann Slater, Grantor

Sara Coleman
Sara Coleman, Grantor

Trent C. Coleman
Trent C. Coleman, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on July 12, 2023 by Jo Ann Slater.



Robert C Duff
Signature of Notary Public

STATE OF Iowa, COUNTY OF MADISON

This record was acknowledged before me on July 12, 2023 by Sara Coleman and Trent C. Coleman.



Robert C. Duff  
Signature of Notary Public