

BK: 2023 PG: 3086
Recorded: 12/18/2023 at 3:19:04.0 PM
Pages 1
County Recording Fee: \$19.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$22.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Prepared by: Gordon K. Darling, Jr., P.O. Box 88, Winterset, IA 50273, Telephone: 515.240.0072
Return & send tax statements to: James Leroy McDonald, 514 West Fremont, Winterset, IA 50273

WARRANTY DEED

For and in consideration of One Dollar (\$1.00) and other good and valuable consideration, Rose Marie Niblo, a single person, does hereby convey to James Leroy McDonald, a LIFE ESTATE in and to the following described real estate in Madison County, Iowa:

Commencing at the Northeast Corner of Lot Four (4) in Wilson's Four-Acre Lot in Winterset as platted in 1892, thence South 165 feet, thence West 66 feet, thence South 44 feet, thence West 33 feet, thence North 209 feet, thence East 99 feet to the Point of Beginning.

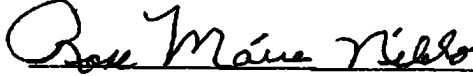
AND a REMAINDER INTEREST in said real estate heretofore described, in equal shares, to my four (4) children, Roxanne L. Davis, Randy C. Maxwell, Tony M. Maxwell, and Tina D. Maxwell.

Grantor does hereby covenant with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that she has good and lawful authority to convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantor covenants 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.

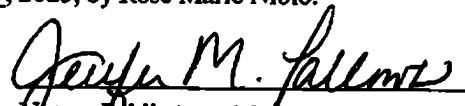
CONSIDERATION LESS THAN \$500.
EXEMPTION #'S 10 & 11 APPLY.

Dated: December 16, 2023


Rose Marie Niblo

STATE OF IOWA, COUNTY OF MADISON, SS:

Subscribed and sworn to before me on December 16, 2023, by Rose Marie Niblo.


Notary Public in and for Iowa

