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Date 7/29/2011 Time 2:46 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$223.20

Rev Stamp# 227 DOV# 241

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓
ANNO
SCAN
CHEK

WARANTY DEED

\$140,000

PREPARED BY: Brent Zimmerman, 5525 Mills Civic Parkway #120, West Des Moines, Iowa 50266

Taxpayer Information: Julie K. Dougherty, 802 4th Ave. N, Winterset, Iowa 50273

1
2

Grantors: Nathan Hilton and Alyssa Hilton

Grantees: Julie K. Dougherty

ADDRESS: 802 4th Ave. N., Winterset, Iowa 50273

Legal Description:

Lot Seven (7) of Fourth Avenue Place, an addition to the Town of Winterset, Madison County, Iowa and a tract of land described as follows: to-wit: Commencing At a point 195 feet West of the Southeast corner of the Northwest Quarter ¼ of the Northeast Quarter ¼ of Section Thirty-six (36), in township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, said point being the Southwest corner of said Lot Seven (7), running thence North 93 feet to the Northwest corner of said Lot Seven (7), thence West 36 feet, thence South 93 feet to the South line of said Northwest Quarter (1/4) of the Northeast Quarter (1/4), thence East 36 feet to the point of beginning

E ✓ Return to: Central Iowa Real Estate Services
5161 Maple Dr.
Pleasant Hill, Iowa 50327

GW#1

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: In consideration of the sum of One (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, **Nathan Hilton and Alyssa Hilton, husband and wife**, does hereby Convey unto **Julie K. Dougherty, a single person**, the following described real estate in Madison County, Iowa:

Lot Seven (7) of Fourth Avenue Place, an addition to the Town of Winterset, Madison County, Iowa and a tract of land described as follows: to-wit: Commencing At a point 195 feet West of the Southeast corner of the Northwest Quarter ¼ of the Northeast Quarter ¼ of Section Thirty-six (36), in township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, said point being the Southwest corner of said Lot Seven (7), running thence North 93 feet to the Northwest corner of said Lot Seven (7), thence West 36 feet, thence South 93 feet to the South line of said Northwest Quarter (1/4) of the Northeast Quarter (1/4), thence East 36 feet to the point of beginning



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.

Duly executed this 28 day of July, 2011.

Nathan Hilton

Alyssa Hilton

State of Iowa)

)SS

County of Madison)

On this 28 day of July, 2011, before me a Notary Public in and for said State of Iowa, personally appeared, Nathan Hilton and Alyssa Hilton, husband and wife, to me personally known, and who executed the foregoing instrument, and acknowledge that they executed the same as their voluntary act and deed.

NOTARY PUBLIC IN AND FOR SAID STATE

