



Document 2015 2329

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Date 8/14/2015 Time 3:52:07PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$186.40
Rev Stamp# 286 DOV# 299

INDX ✓
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

This instrument prepared by:

✓ JOSEPH F. WALLACE, Abendroth & Russell, P.C., 2560 73rd St, Urbandale, IA 50322-4700

Phone No.: 515-453-4771

Return to:

Kathleen E. Downes, 507 W Jefferson Street, Winterset, IA 50273

Mail tax statements to:

Kathleen E. Downes, 507 W Jefferson Street, Winterset, IA 50273

Order No.: MES-60396/KR

$\frac{1}{2}$

\$ 117,000

WARRANTY DEED

Legal: Lot Seven (7) in Block Ten (10) of West Addition to the City of Winterset, Madison County, Iowa.





For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, Jayci Kuhns and Evan Kuhns, a married couple, do hereby convey unto Kathleen E. Downes, a single person, the above-described real estate.

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantee, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors 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.



Jayci Kuhns


Evan Kuhns

STATE OF Iowa)
COUNTY OF Madison)

SS:

This instrument was acknowledged before me on Aug 11 2015 by Jayci Kuhns and Evan Kuhns, a married couple.



Notary Public in and for said State

