

Document 2017 2707

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Date 8/29/2017 Time 1:15:16PM

 Rec Amt \$7.00
 Aud Amt \$5.00
 INDX

 Rev Transfer Tax \$152.80
 ANNO

 Rev Stamp# 376
 DOV# 383
 SCAN

LISA SMITH, COUNTY RECORDER MADISON COUNTY IOWA

CHEK

Preparer: Matthew D. Kern, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (295RTE)

Return To: Brian K. Freese, 201 S 4th Street, WINTERSET, IA 50273

Taxpayer Information: Brian K. Freese, 201 S 4th Street, WINTERSET, IA 50273

WF 38843

2 \$96,000 WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, Marissa K. Brown f/k/a Marissa K. Biggerstaff and Jake Brown, wife and husband, do hereby Convey to Brian K. Freese, a single person, the following described real estate in Madison County, Iowa:

Lot Four (4) in Block Three (3) of Gaff & Bevington's Addition to the Town of Winterset, Madison County, Iowa;

Subject to all covenants, restrictions and easements of record.

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: 8-23-17

Marissa K. Brown f/k/a Marissa K. Biggerstaff

ake Brown

STATE OF Towa

COUNTY OF POR

:

On this Bday of Work, 2017, before me the undersigned, a Notary Public in and for said State, personally appeared Marissa K. Brown f/k/a Marissa K. Biggerstaff and Jake Brown, wife and husband, to me known to be the identical person(s) named in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their voluntary act and deed.

CARESSA TOLBERT
Commission Number 764695
My Commission Expires
September 20, 2019

Notary Public in and for said State