



**BK: 2017 PG: 3944**  
**Recorded: 12/18/2017 at 8:12:42.0 AM**  
**Fee Amount: \$22.00**  
**Revenue Tax: \$344.80**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**

**Preparer:** Shamon Sobek, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (2814RE)  
**Return To:** Benjamin J. Garrison, 1003 N. 4<sup>th</sup> Ave, Winterset, IA 50273  
**Taxpayer Information:** Benjamin J. Garrison, 1003 N. 4<sup>th</sup> Ave, Winterset, IA 50273

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### **WARRANTY DEED**

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Kimberly Van Pelt, a single person**, do hereby Convey to **Benjamin J. Garrison and Brittany R. Garrison, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

**A tract of land located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., City of Winterset, Madison County, Iowa, more particularly described as follows, to-wit: Commencing at the Southwest corner of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Thirty-six (36), thence North 666.96 feet along the West line of said Northeast Quarter (1/4) of the Northeast Quarter (1/4) which is also the centerline of 4<sup>th</sup> Avenue, thence South 89°40'54" East 20 feet to the East line of said 4<sup>th</sup> Avenue which is the Point of Beginning, thence continuing South 89°40'54" East 145 feet, thence North 135 feet, thence North 89°40'54" West 145 feet, thence South 135 feet to the Point of Beginning, containing 0.4494 Acres,**

**AND**

**Parcel "Y", a part of Lot Ten (10), Circle Heights, Plat No. 3, Phase 1, an Addition to the City of Winterset, Madison County, Iowa, containing 0.084 acres, as shown in Plat of Survey filed in Book 2, Page 417 on September 21, 1999 in the Office of the Recorder of 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.

