

Document 2018 29

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Rec Amt \$7.00 Aud Amt \$5.00 Rev Transfer Tax \$471.20

INDX **ANNO SCAN**

LISA SMITH, COUNTY RECORDER MADISON COUNTY IOWA

CHEK

\$ 295,000

Preparer: Matthew D. Kern, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (435RTE) Return To: John J. Sour, 302 S 4th Ave Winterset, IA 50273

Taxpayer Information: John J. Sour, 302 S 4th Ave Winterset, IA 50273

MOK 42472

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, John Kuster, a single person, do hereby Convey to John J. Sour and Angela R. Sour, 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:

The North Half (N ½) of Lot One (1), and the East 11 feet of the North Half (N ½) of Lot Two (2), ALL in Block Five (5) of West 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: 12-23-1

STATE OF <u>Town</u>) ss:
COUNTY OF <u>Madis</u>

HEATHER STARR Commission Number 766901

My Commission Expires February 28, 2020

On this 23day of December, 2017 before me the undersigned, a Notary Public in and for said State, personally appeared John Kuster, a single person, 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

Notary Public in and for said State