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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$202.40

Rev Stamp# 146 DOV# 147

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

Prepared By: Zorica Ilic Burch, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801 (3033RE)

Return To: Jason Willcox, 720 S. 8th Avenue, Winterset, IA 50273

Taxpayer Information: Jason Willcox, 720 S. 8th Avenue, Winterset, IA 50273

1
2

\$127,000

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Tabitha Miller and Nicholas Miller, wife and husband**, do hereby convey to **Jason Willcox and Kathleen Willcox, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common**, the following described real estate in **Madison County, Iowa**:

A part of Lot Nine (9) of the Subdivision of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa more particularly described as follows, to-wit: Commencing 29 rods and 20 ½ links north of the southeast corner of said Lot Nine (9), thence South 62 feet, thence West 150 feet, thence North 62 feet, thence East 150 feet to the point of beginning.

Subject to all easements, covenants and restrictions 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.

