



Document 2018 1828

Book 2018 Page 1828 Type 03 001 Pages 2

Date 6/08/2018 Time 3:27:39PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$217.60

ANNO

Rev Stamp# 227 DOV# 228

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

WARRANTY DEED

Recorder's Cover Sheet

\$136,500

Preparer Information: Larry L. Tuel, 6600 University Ave, Suite 132, Des Moines, IA 50324
(515-271-7766)

$\frac{1}{3}$

Taxpayer Information: **Matthew A. McDonald & Allison N. Sanders, 618 1st Avenue N.,
Winterset, IA 50273**

Return Document To: RE/MAX Real Estate Group, 6600 University Ave, Des Moines, IA
50324


Grantors:
James R. Livingston

Grantees:
Matthew A. McDonald
Allison N. Sanders

Legal Description: See Page 2

WARRANTY DEED

For the consideration of One & 00/100 Dollar and other valuable consideration, James R. Livingston, a single person, does hereby convey to Matthew A. McDonald, a single person, and Allison N. Sanders, a single person, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:


The North Sixty-six (66) feet of the Northeast Quarter (1/4) of Block Fourteen (14) in Pitzer & Knight's Addition to the Town of Winterset, Madison County, Iowa. 

Property Address: 618 1st Avenue N, Winterset, IA

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.

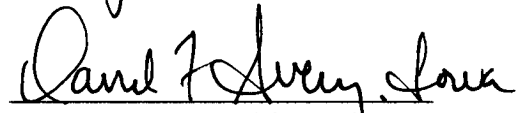
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 6-3-18


James R. Livingston (Grantor)

STATE OF Iowa, Boek COUNTY, ss:

This record was acknowledged before me on this 7 day of June, 2018 the undersigned, by James R. Livingston, a single person.


Notary Public in and for said State

