



Document 2018 2285

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Date 7/18/2018 Time 12:31:40PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$259.20

Rev Stamp# 285 DOV# 289

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 - 73rd Street, Urbandale, Iowa 50322

Phone # (515) 224-8836

Return document to and mail tax statements to:

ERIC AND KORI CLOUSE, 117 South 5th Avenue, Winterset, Iowa 50273

File #CB (rfb)

$\frac{1}{2}$ \$162,500

WARRANTY DEED

CB49005

Legal: **The North Half (N ½) of Lots 5 and 6 in Block 4 in West Addition to the City of Winterset, Madison County, Iowa**



Address: 117 South 5th Avenue, Winterset, Iowa 50273

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Gregory K. Hice and Paulette C. Hice, a married couple**, do hereby convey the above-described real estate to **Eric Clouse and Kori Clouse, a married couple**, as Joint Tenants with full rights of survivorship and not as Tenants in Common.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that said 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.

<p style="text-align: center;">STATE OF IOWA</p> <p>COUNTY OF <u>Polk</u> SS:</p> <p>On this <u>13</u> day of <u>July</u>, 2018, before me the undersigned, a Notary Public in and for said State, personally appeared Gregory K. Hice and Paulette C. Hice, a married couple, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that those persons executed the same as their voluntary act and deed.</p> <p><u>Betsy Haas-Reineck</u> Notary Public in and for said State</p>	<p>Dated: <u>July 13th</u>, 2018</p> <p><u>Gregory K. Hice</u> Gregory K. Hice</p> <p><u>Paulette C. Hice</u> Paulette C. Hice</p>
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BETSY HAAS-REINECK
Notarial Seal - IOWA
Commission No. 165434
My Commission Expires June 17, 2019