



Document 2018 2299

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Date 7/18/2018 Time 3:57:33PM

Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$273.60

Rev Stamp# 288 DOV# 292

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

WARRANTY DEED



Return to: Phyllis J. Scholl, 620 W. Filmore, Winterset, IA 50273

Preparer: Mark L. Smith, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer: Phyllis J. Scholl, 620 W. Filmore, Winterset, IA 50273

For the consideration of ---\$171,200.00--- Dollar(s) and other valuable consideration, Jacob J. Gardner and Christina D. Gardner, husband and wife

Phyllis J. Scholl do hereby Convey to

Madison County, Iowa: Lot Four (4) in Block Six (6) of A.B. Shriver's Addition to the Town of Winterset, Madison County, Iowa.



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 on 7-11-18

Jacob J. Gardner
Jacob J. Gardner (Grantor)

Christina D. Gardner
Christina D. Gardner (Grantor)

STATE OF MONTANA, COUNTY OF Lawson

This record was acknowledged before me on 7-11-18, by Jacob J. Gardner and Christina D. Gardner



ADAM G DUCHARME
NOTARY PUBLIC for the
State of Montana
Residing at Hamilton, Montana
My Commission Expires
August 04, 2020

[Signature]
Signature of Notary Public