

Document 2018 3480

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Date 10/26/2018 Time 4:00:53PM Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$178.40
Rev Stamp# 460 DOV# 460

INDX V ANNO SCAN

LISA SMITH, COUNTY RECORDER MADISON COUNTY IOWA

CHEK

This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309

Phone No.: 515-453-4638

Wail tax statements and return document to: Evan Garret Elderkin, 202 S 7th Avenue, Winterset, IA 50273

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#111,700

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, Jason R. Powell and Brandi J. Powell, a married couple, do hereby convey unto Evan Garret Elderkin, a single person, and Adam Edward Elderkin, a single person, as Joint Tenants with full rights of survivorship and not as Tenants in Common, the following described real estate:

Lot One (1) in Block Nineteen (19) of West Addition to the Town of Winterset, Madison County, Iowa.

Order No.: MES-82666/AD

SUBJECT TO ANY 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 the Grantors 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.

lason R. Powell

Brandi J. Powell

STATE OF FOUNA

COUNTY OF POIK

SS:

This instrument was acknowledged before me on Powell and Brandi J. Powell, a married couple.

Notary Public in and for said State