

BK: 2018 PG: 4094
Recorded: 12/14/2018 at 10:25:21.0 AM
Pages 1
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$8.88
Combined Fee: \$20.88
Revenue Tax: \$303.20
LISA SMITH RECORDER
Madison County, Iowa

WARRANTY DEED



Return to: Tyler Branz, 1310 W. Jefferson, Winterset, IA 50273
Preparer: Mark L. Smith, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731
Taxpayer: Tyler Branz, 1310 W. Jefferson, Winterset, IA 50273
For the consideration of ---\$189,900.00--- Dollar(s) and other valuable consideration, Rebecca Nebel Trimble, single individual
Tyler Branz do hereby Convey to
Tyler Branz the following described real estate in
Madison County, Iowa: Lot Seven (7) of Corkrean Addition to the City 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 12-14-18

Rebecca Nebel Trimble
Rebecca Nebel Trimble (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 12-14-18, by Rebecca Nebel Trimble



Sarah M. Cowman
Signature of Notary Public