

Document 2019 415

Book 2019 Page 415 Type 03 001 Pages 2 Date 2/01/2019 Time 11:41:03AM INDX Rec Amt \$12.00 Aud Amt \$5.00 Rev Transfer Tax \$288.80 **ANNO** SCAN Rev Stamp# 35 DOV# 35

CHEK

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

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)453-5724

Mail tax statements and return document to:

Erin A. Winters and Nicholas Winters, 709 W North St, Winterset, IA 50273



WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, Rachel Lynne Eller, a single person, does hereby convey unto Erin A. Winters and Nicholas Winters, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common, the following described real estate:

Lot Seven (7), in Block Five (5), of A.B. Shriver's Addition to the Town of Winterset, Madison County, Iowa.

Order No.: MES-84001/CC

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantees, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has 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 Grantor covenants 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.

Rachel Lynne Eller

STATE OF \angle

COUNTY OF

SS:

This instrument was acknowledged before me on Lynne Eller, a single person.

Notary Public of and for said State

TEESHA GROEN

TEESHA GROEN

Commission Number 727417

My Commission Expures

345 + 19