



Document 2019 427

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Date 2/04/2019 Time 11:27:38AM

Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$535.20

Rev Stamp# 37 DOV# 37

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$335,000.⁰⁰

Space above for recording data

Prepared By: James G. Rowe, Attorney at Law, 300 West Marion, P.O. Box 256, Corydon, IA 50060 // (641) 872-1363

Send Tax Stmt. To: Christopher Potter & Beth Potter - 2249 Holliwel Valley Court, Winterset, IA 50273

Return Document To: Christopher Potter & Beth Potter - 2249 Holliwel Valley Court, Winterset, IA 50273

BIA 54641

WARRANTY DEED

KNOW ALL PERSONS THAT BY THIS INSTRUMENT:

Micah R. Bartlett and Sarah E. Bartlett, a married couple, for valuable consideration CONVEY(S) to: Christopher Potter and Beth Potter, a married couple, as JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, the following described real estate in Madison County, Iowa:

Lot Eighteen (18) of HOLLIWELL VALLEY SUBDIVISION, located in the Northeast Quarter (1/4) of Section Five (5), in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

AND the Grantor(s) do HEREBY COVENANT with the Grantee(s), and successors in interest, that Grantor(s) hold this real estate by TITLE IN FEE SIMPLE; that they have good and lawful AUTHORITY TO SELL AND CONVEY the same; that this real estate is FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES WHATSOEVER, except as may be stated above; and Grantor(s) covenant to WARRANT AND DEFEND the real estate against the lawful claims of all persons whomsoever except as may be stated above. If a spouse who is not a titleholder executes this deed, that spouse does not join in the warranties stated above, but executes solely for purposes of releasing rights of dower, homestead and distributive share.

Each of the undersigned releases all rights of dower, homestead and distributive share in and to the real estate described above. Words and phrases herein, including the acknowledgment, shall be construed as in the singular or plural number and as masculine, feminine or neuter gender, according to the context.

Signed this 15 day of January, 2018

Micah R. Bartlett

Sarah E. Bartlett

STATE OF IOWA, COUNTY OF Madison)

This record was acknowledged before me on Jan. 15th, 2018 by Micah R. Bartlett and Sarah E. Bartlett, a married couple.

Sign name here
Print name here

Heather M. Knittel
Notary Public in and for said State and County
My Commission Expires:

