



Document 2019 584

Book 2019 Page 584 Type 03 001 Pages 1

Date 2/19/2019 Time 11:00:39AM

Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$168.00

Rev Stamp# 48 DOV# 46

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

WJ \$ 105,275.<sup>00</sup>

Return Document To: William David Avery, 415 S 7th St, Winterset, IA 50273

Preparer Information: Matthew M. Hurn, 4201 Westown Pkwy, Suite 250, West Des Moines, IA 50266, Phone: (515) 283-1801

Address Tax Statement: William David Avery, 415 S 7th St, Winterset, IA 50273

1/2

FID55578

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, Ashley A. Garlick f/k/a Ashley A. Avery and Matthew Garlick, wife and husband, do hereby Convey to William David Avery, a single person, the following described real estate in Madison County, Iowa:

The South Half (1/2) of Out Lot Nine (9) of Loughridge & Cassiday's Addition to the City of Winterset, Madison County, Iowa, EXCEPT the East 119.39 feet thereof.

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: 02/15/19

Ashley A. Garlick

Matthew Garlick

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on 2/15/19, by Ashley A. Garlick f/k/a Ashley A. Avery and Matthew Garlick, wife and husband.

Signature of Notary Public

