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Date 2/26/2019 Time 1:15:26PM

Rec Amt \$12.00 Aud Amt \$10.00

Rev Transfer Tax \$439.20

Rev Stamp# 57 DOV# 56

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX  
ANNO  
SCAN  
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)453-4684

✓ Mail tax statements and return document to:  
Tammy Christensen, 2490 Wildrose Ln, Saint Charles, IA 50240

WF54696

$\frac{3}{4}$

\$275,000

## WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Dorothy E. Davenport, a single person**, does hereby convey unto **Tammy Christensen, a single person**, the following described real estate:

**Lot Six (6) of Cunningham Rural Estates Sub-District, Madison County, Iowa, located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Fourteen (14) and in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-three (23) in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.**



Order No.: MES-83971/MC

**SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD**

Grantor does hereby covenant with Grantee, 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.

*Dorothy E. Davenport*  
Dorothy E. Davenport

STATE OF *Iowa* )  
 ) SS:  
COUNTY OF *Madison* )

This instrument was acknowledged before me on *February 22* *2019* by Dorothy E. Davenport, a single person.

*Ryan Brockman*  
Notary Public in and for said State

