



Document 2019 1039

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Date 4/11/2019 Time 1:21:01PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$351.20

Rev Stamp# 102 DOV# 103

INDX  
ANNO  
SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

Preparer: Seth D. Dodge, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801 (LSB57557)

**E** Return To: Dylan and Mekayla Willis, 201 S 12<sup>th</sup> Ave., Winterset, IA 50273

Taxpayer Information: Dylan and Mekayla Willis, 201 S 12<sup>th</sup> Ave., Winterset, IA 50273

$\frac{1}{2}$

### WARRANTY DEED

\$220,000

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Ruth Ann Kirk, a single person**, Convey(s) to **Dylan Willis and McKayla Willis**, a married couple, as joint tenants with full right of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

**The South Half (1/2) of the Southwest Quarter (1/4) of Section Seven (7), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.**



Subject to all covenants, restrictions and easements of record.

The grantor(s) hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that 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. 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 acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

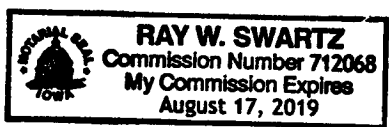
Dated: 4/10/19

Ruth Ann Kirk

Ruth Ann Kirk

STATE OF Iowa, COUNTY OF Polk ) ss:

This record was acknowledged before me on April 10 20 19 by Ruth Ann Kirk.



Ray W Swartz  
Notary Public in and for said State