

Document 2019 1360

Book 2019 Page 1360 Type 03 001 Pages 2 Date 5/14/2019 Time 1:39:18PM

Rec Amt \$12.00 Aud Amt \$5.00 Rev Transfer Tax \$1,779.20 INDX ANNO SCAN

LISA SMITH, COUNTY RECORDER

Rev Stamp# 143 DOV# 148

MADISON COUNTY IOWA

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.: 515-453-4216

Mail tax statements and return document to:

Krista Wineinger and Jordan Wineinger, 3020 133rd Ct, Van Meter, IA 50261

UN5805

J \$1,112,500

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Nicholas W. Williams and Nina Williams, a married couple**, does hereby convey unto **Krista Wineinger and Jordan Wineinger, a married couple**, as **Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

Lot Twenty-seven (27) of Woodland Valley Estates Plat No. 2 Subdivision, located in the South Half (1/2) of the Northwest Quarter (1/4) of Section Twenty-one (21), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, lowa, together with an undivided interest in all common areas as set forth in the Declaration of Association for Woodland Valley Estates Subdivision filed in Book 2004, Page 6107and in the Declaration of Association for Woodland Valley Estates Plat No. 2 Subdivision filed in Book 2006, Page 2763 (and any supplements and amendments thereto).

Order No.: MES-85041/DW

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.

Rolde hi her
Nicholas W. Williams
Mina Williams Nina Williams
STATE OF Toux
COUNTY OF Oall 6) SS:
This instrument was acknowledged before me on
Notary Public in and for said State
AMY C. PORTWING Commission Number 713-73 My Commission Europe November 7, 2019

Order No.: MES-85041/DW