

Document 2019 1414

Book 2019 Page 1414 Type 03 001 Pages 2 Date 5/17/2019 Time 3:06:36PM

Rec Amt \$12.00 Aud Amt \$5.00 Rev Transfer Tax \$330.40 Rev Stamp# 150 DOV# 156 I NDX ANNO SCAN

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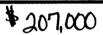
LISA SMITH, COUNTY RECORDER MADISON COUNTY 10WA

This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309

Phone No.: 515-453-4607

Mail tax statements and return document to: Nicole E Floyd and Jake J Floyd, 216 Oak Tree Dr, Winterset, IA 50273



## **WARRANTY DEED**

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, Evan Kuhns and Jayci Kuhns, a married couple, do hereby convey unto Nicole E Floyd and Jake J Floyd, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common, the following described real estate:

Lot Three (3) of Arbor Park, Plat One (1), an Addition to the City of Winterset, Madison County, Iowa.

Order No.: MES-85256/

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

Grantors do hereby covenant with Grantees, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors 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.

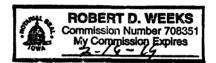
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

COUNTY OF Madison

SS:

This instrument was acknowledged before me on Kuhns and Jayci Kuhns, a married couple.

Notary Public in and for said State



Order No.: MES-85256/