



Document 2019 2002

Book 2019 Page 2002 Type 03 001 Pages 2

Date 7/03/2019 Time 12:23:06PM

Rec Amt \$12.00 Aud Amt \$10.00

Rev Transfer Tax \$420.00

Rev Stamp# 244 DOV# 252

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

\$ 263,000

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (5754ESP)

Return To: Larry and Presley Wood, 755 E. South St., Truro, IA 50257

Taxpayer Information: Larry and Presley Wood, 755 E. South St., Truro, IA 50257

LHF61111

3/4

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Dawn Renee Jackson, a single person**, do hereby Convey to **Larry Wood and Presley Wood, husband and wife**, as joint tenants with full rights of survivorship and not as tenants in common, in the following described real estate in Madison County, Iowa:

A tract of land located in the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Fifteen (15), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., City of Truro, Madison County, Iowa, containing 1.37 acres, as shown in Plat of Survey filed in Book 2003, Page 5759 on September 25, 2003, in the Office of the Recorder of Madison County; AND a tract of land located in the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Fifteen (15), containing 0.51 acres, as shown in Plat of Survey filed in Book 2008, Page 3140 on October 23, 2008, in the Office of the Recorder of Madison County, Iowa; EXCEPT a tract of land conveyed for road purposes, as shown in Deed Record 91, Page 581 in the Office of the Recorder of Madison County, Iowa.



Subject to all covenants, restrictions and easements of record.

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: 7-1-2019

Dawn Renee Jackson
Dawn Renee Jackson

STATE OF Iowa)
COUNTY OF Polk) ss:

This record was acknowledged before me on 7-1-2019, by
Dawn Renee Jackson, a single person.

Betsy Haas-Reineck
Notary Public in and for said State

BETSY HAAS-REINECK
Notarial Seal - IOWA
Commission No. 165434
My Commission Expires June 17, 2022