



Document 2019 2099

Book 2019 Page 2099 Type 03 001 Pages 1

Date 7/12/2019 Time 12:40:45PM

Rec Amt \$7.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$255.20

ANNO

Rev Stamp# 260 DOV# 269

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA



### WARRANTY DEED

Return to: Mark L. Smith, P.O. Box 230, Winterset, IA 50273 Phone: 515-462-3731

Taxpayer: Thomas J. Gruver, 2969 214th Trail, Winterset, IA 50273

Preparer: Mark L. Smith, P.O. Box 230, Winterset, IA 50273 Phone: (515) 462-3731

I For the consideration of ---\$160,000.00--- Dollar(s) and other valuable consideration, Rebecca Knight, and Gary Knight, wife and husband

Thomas J. Gruver

do hereby Convey to

the following described real estate in

Madison County, Iowa: Parcel "D" located in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-three (33), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 20.37 acres as shown in Plat of Survey filed in Book 2018, Page 3147 on September 28, 2018, in the Office of the Recorder of Madison County, Iowa.



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.

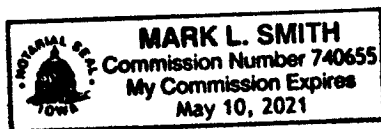
Dated on 7/11/19

Rebecca Knight  
Rebecca Knight (Grantor)

Gary Knight  
Gary Knight (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 7/11/19, by Rebecca Knight and Gary Knight



Mark L. Smith  
Signature of Notary Public