



Document 2019 2916

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Date 9/13/2019 Time 2:34:03PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$137.60

Rev Stamp# 366 DOV# 380

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

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.: 515-453-4244

Mail tax statements and return document to:

Neil E. West and Jacqueline R. West, 407 E North St, Winterset, IA 50273

\$ 86,500

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Brooke N. Hoyt, a single person**, does hereby convey unto **Neil E. West and Jacqueline R. West, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

The South Half (1/2) of Lot Three (3), of Depot Addition to the Town of Winterset, in Madison County, Iowa



Order No.: MES-87815/AP

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.

Brooke N. Hoyt
Brooke N. Hoyt

STATE OF Texas)
COUNTY OF Dallas) SS:

This instrument was acknowledged before me on September 12 2019 by Brooke N. Hoyt, a single person.

Amy C. Portner
Notary Public in and for said State

