



Document 2020 1489

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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This instrument prepared by:

TIM DENKER, Denker Law Firm LLC, 229 SE Douglas St., Ste 210, Lee's Summit, MO 64063 816-434-6610

Return to:

Denker Law Firm LLC, 229 SE Douglas St., Ste 210, Lee's Summit, MO 64063

Mail tax statements to:

Micah G. Pescetto and Ali Davis, 713 SW Estates Drive, Lee's Summit, MO 64082

GENERAL WARRANTY DEED

THIS DEED, made and entered into this 30th day of April, 2020, by and between MICAH G. PESCETTO and ALI DAVIS, husband and wife ("Grantors"), of Cass County, Missouri, and MICAH G. PESCETTO and ALI R. DAVIS, AS TRUSTEES FOR THE PESCETTO-DAVIS TRUST DATED APRIL 30, 2020, As Amended, ("Grantees"), whose mailing address is 713 SW Estates Drive, Lee's Summit, MO 64082.

WITNESSETH, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged; Grantors do hereby GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM, to Grantees, and Grantees' heirs and assigns, the following described real property situated in Madison County, Iowa:

Lot 8 in Block 2 of Center Addition to the City of Winterset, Madison County, Iowa.

Note: No title search has been done by this law firm for the properties described in this deed.

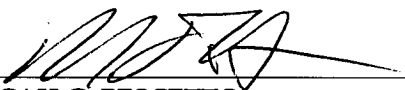
TO HAVE AND TO HOLD THE SAME, together with all rights, immunities, privileges and appurtenances, thereto belonging or in anywise appertaining, unto Grantees and Grantees' heirs, successors and assigns, forever;

And the Grantors hereby covenant that Grantors are lawfully SEIZED of an indefeasible estate in fee simple to these premises, and have GOOD RIGHT TO CONVEY and may convey the same; that these premises are free and clear from all encumbrances except as set forth above, and that Grantors will WARRANT AND DEFEND the title to these premises unto the Grantees, and Grantees' heirs, successors and assigns, forever, against the lawful claims and demands of all persons whomsoever, excepting however, the general taxes for the current calendar year, and thereafter, and special taxes becoming a lien after the date of this deed, and any recorded covenants, restrictions, easements and zoning laws, if any.

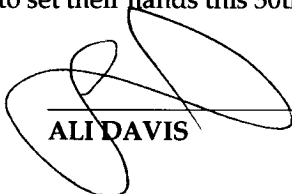
AD

MP

IN WITNESS WHEREOF, the Grantors have hereunto set their hands this 30th day of April, 2020.



MICAH G. PESCETTO

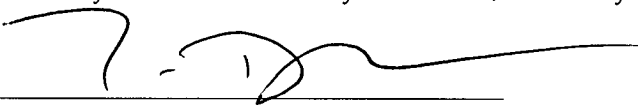


ALI DAVIS

STATE OF MISSOURI }
COUNTY OF JACKSON } ss.

On this 30th day of April, 2020, before me, a Notary Public in and for said state, personally appeared MICAH G. PESCETTO and ALI DAVIS known to me to be the persons who executed the within General Warranty Deed, and acknowledged to me that they executed the same as their free act and deed, for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, on the day and year first above written.



Notary Public

My Commission Expires:

