



Document 2020 2351

Book 2020 Page 2351 Type 03 001 Pages 3

Date 7/02/2020 Time 1:35:13PM

Rec Amt \$17.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$223.20

ANNO

Rev Stamp# 246 DOV# 241

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

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)453-4637

Mail tax statements and return document to:

Jeremy R Thornburg and Britta L Thornburg, 305 S 16th Avenue, Winterset, IA 50273

$\frac{1}{2}$ \$140,000

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Eric Haas and Stephanie Haas, a married couple**, do hereby convey unto **Jeremy R Thornburg and Britta L Thornburg, a married couple**, as **Joint Tenants with full rights of survivorship and not as Tenants In Common**, the following described real estate:

Lot Two (2) of Walter's Acres, a subdivision located in the East Half (1/2) of the Northwest Quarter (1/4) of Section Eight (8), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th PM, Madison County, Iowa.



Order No.: 808-12544/BS

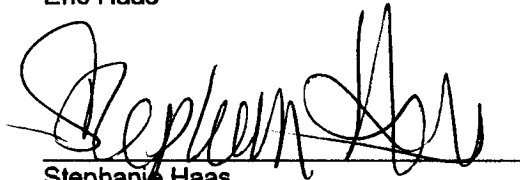
SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

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.



Eric Haas



Stephanie Haas

STATE OF _____)

COUNTY OF _____)

SS:

This instrument was acknowledged before me on 06/23 2020 by Eric Haas and Stephanie Haas, a married couple.

Notary Public in and for said State

See Attached Certificate

06/23/2020 DNE
Int.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Sonoma

On 06-23-2020

before me, David R. Collins, Notary Public

Date

Here Insert Name and Title of the Officer

personally appeared

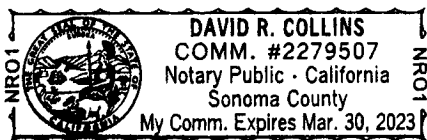
Eric Haas and Stephanie Haas

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal and/or Stamp Above

Signature David R. Collins

Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian of Conservator

☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian of Conservator

☐ Other: _____

Signer is Representing: _____