



Document 2020 2439

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Date 7/08/2020 Time 11:44:16AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$850.40

Rev Stamp# 259 DOV# 254

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

\$532,000

✓ **Preparer:** Seth D. Dodge, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801 (4721RE)

✓ **Return To:** Chloe H. Janesky 2023 Woody Court, Prole, Iowa 50229

✓ **Taxpayer Information:** Chloe H. Janesky 2023 Woody Court, Prole, Iowa 50229

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WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Dennis W. Woods, a single person**, Convey(s) to **Chloe H. Janesky**, a single person, the following described real estate in Madison County, Iowa:

Lots 3, 4, and 5 of WOODS ADDITION, located in the Northwest Quarter of the Northeast Quarter (NW ¼ NE ¼) of Section 25, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa.



Subject to all covenants, restrictions and easements of record.

The grantor(s) hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that 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. If a spouse who is not a titleholder executes this deed, that spouse does not join in the warranties stated above, but executes solely for purposes of releasing rights of dower, homestead, and distributive share.

Each of the undersigned releases all rights of dower, homestead and distributive share in and to the real estate described above.

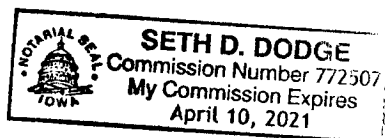
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 6/29/20

Dennis W. Woods
Dennis W. Woods

STATE OF IA, COUNTY OF Polk ss:

This record was acknowledged before me on June 29 20 20 by Dennis W. Woods.



[Signature]
Notary Public in and for said State