

CONSIDERATION \$260,500

BK: 2020 PG: 3058
Recorded: 8/19/2020 at 2:51:23.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$416.00
LISA SMITH RECORDER
Madison County, Iowa

This instrument prepared by:
ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 – 73rd Street, Urbandale, Iowa 50322 Phone # (515) 224-8415
Return document to and mail tax statements to:
ALEX AND JAMIE ADKINS, 422 West Jefferson Street, Winterset, Iowa 50273 File #MC (spo)

WARRANTY DEED

Legal: **Lot 4 and the West Half (1/2) of Lot 3 of West Addition to the Original Town of Winterset, Madison County, Iowa**

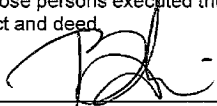
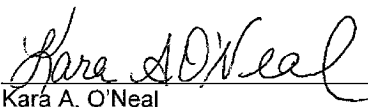
Address: 422 West Jefferson Street, Winterset, Iowa 50273

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **John L. O’Neal and Kara A. O’Neal, a married couple**, do hereby convey the above-described real estate to **Alex M. Adkins and Jamie Adkins, a married couple**, as Joint Tenants with full rights of survivorship and not as Tenants in Common.

SUBJECT TO ALL 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 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.

STATE OF <u>Texas</u>) COUNTY OF <u>Dallas</u>) SS: On this <u>14</u> day of <u>August</u>, 2020, before me the undersigned, a Notary Public in and for said State, personally appeared John L. O'Neal and Kara A. O'Neal, a married couple, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that those persons executed the same as their voluntary act and deed.  _____ Notary Public in and for said State	Dated: <u>Aug. 14</u>, 2020  _____ John L. O'Neal  _____ Kara A. O'Neal
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