

CONSIDERATION \$120,000

BK: 2020 PG: 3062
Recorded: 8/19/2020 at 3:41:33.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$191.20
LISA SMITH RECORDER
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.: 515-453-4607

Mail tax statements and return document to:
James Robert Mundell, 145 Augusta Lane, Waverly , IA 50677

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Alex Adkins and Jamie Adkins, a married couple**, do hereby convey unto **James Robert Mundell, a married person**, the following described real estate:

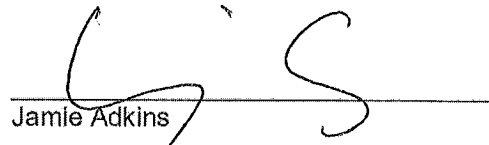
The South Half (1/2) of Lots 1, 2 and 3 in Block 3 of W.A. Jenkin's Addition to the Town of Winterset, Madison County, Iowa.

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantee, 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.

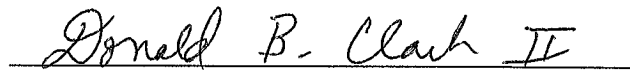
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.


Alex Adkins


Jamie Adkins

STATE OF IOWA)
COUNTY OF Dallas) SS:

This instrument was acknowledged before me on August 12 2020 by Alex Adkins and Jamie Adkins, a married couple.


Notary Public in and for said State

