

Document 2020 3880

Book 2020 Page 3880 Type 03 001 Pages 2
Date 10/12/2020 Time 11:50:43AM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$240.00
Rev Stamp# 469 DOV# 462
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

150,500

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:

Jennifer L. Johnston, 2895 Carver Rd, Winterset, IA 50273

F1087913

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Matthew R. Kirkland and Sarah L. Kirkland, a married couple**, do hereby convey unto **Jennifer L. Johnston, a single person**, the following described real estate:

The South 330 feet of the East 223 feet of the Southeast Quarter (¼) of the Southeast Quarter (¼) Section Twenty-eight (28), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.



Order No.: 808-14104/BK

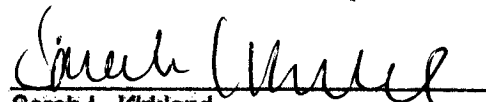
SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

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.

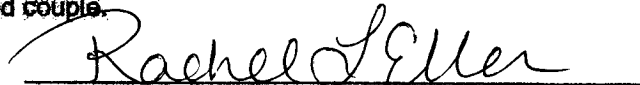

Matthew R. Kirkland




Sarah L. Kirkland

STATE OF Iowa)
COUNTY OF Madison) SS:

This instrument was acknowledged before me on October 5th 2020 by Matthew R. Kirkland and Sarah L. Kirkland, a married couple.


Notary Public in and for said State