



Document 2020 696

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Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$487.20

Rev Stamp# 63 DOV# 62

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK



WARRANTY DEED

Return to: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067

Preparer: Jane E. Rosien, 114 E. Jefferson Street, Winterset, IA 50273-0067, Phone: (515) 462-4912

Taxpayer: Jose G. Gutierrez, 400 E. Filmore Street, Winterset, IA 50273

For the consideration of Three Hundred Five Thousand----- Dollar(s) and other valuable consideration, Kay L. Murphy, a Single Person,

Jose G. Gutierrez, do hereby Convey to

the following described real estate in
MADISON County, Iowa:

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A tract of land located in the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-eight (28), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, and more particularly described as follows, to-wit: Commencing at a point 398 feet East of the Southwest corner of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-eight (28), thence East 554 feet, thence North 315 feet, thence West 554 feet, thence South 315 feet to the point of beginning.



Grantors do Hereby Covenant with grantees, and successors in interest, that 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.

Dated or March 4, 2020

Kay L. Murphy
Kay L. Murphy (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on March 4, 2020, by Kay L. Murphy



[Signature]
Signature of Notary Public