



Document 2021 2746

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Date 7/02/2021 Time 1:09:31PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$295.20

ANNO

Rev Stamp# 310 DOV# 307

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 - 73rd Street, Urbandale, Iowa 50322

Phone # (515) 633-8870

Return document to and mail tax statements to:

FORTUNATO AND BRENDA SICILIANO, 2340 Rustic Avenue, Winterset, Iowa 50273

File # RESC / SAM (rfb)

\$185,000

WARRANTY DEED

Legal:

A parcel of land located in the West half of the Southwest Quarter of the Northwest Quarter (W $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 12, Township 75 North, Range 27, West of the 5th P.M., Madison County, Iowa, containing 3.000 acres, as shown in Plat of Survey, filed in Farm Plat Book 2, Page 322, on July 28, 1992 in the Office of the Recorder of Madison County, Iowa

Address: 2340 Rustic Avenue, Winterset, Iowa 50273

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Dennis Downing and Ashley Downing, a married couple**, do hereby convey the above-described real estate to **Fortunato Siciliano and Brenda Siciliano, 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 relinquish 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.

<p>STATE OF <u>Iowa</u>) COUNTY OF <u>Dallas</u>) SS: On this <u>24</u> day of <u>June</u>, 2021, before me the undersigned, a Notary Public in and for said State, personally appeared Dennis Downing and Ashley Downing, 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.</p> <p><u>Carol D. Van Gorp</u> Notary Public in and for said State</p>	<p>Dated: <u>6-24</u>, 2021</p> <p><u>Dennis Downing</u> Dennis Downing</p> <p><u>Ashley Downing</u> Ashley Downing</p>
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