

Document 2021 2746

Book 2021 Page 2746 Type 03 001 Pages 2 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:

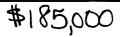
ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 - 73rd Street, Urbandale, Iowa 50322

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)



WARRANTY DEED

Legal:

A parcel of land located in the West half of the Southwest Quarter of

the Northwest Quarter (W 1/2 SW 1/4 NW 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.

state of <u>lowa</u>) ss:	Dated:
On this 24 day of JUNC, 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	Dennis Downing
identical persons named in and who executed the foregoing instrument and acknowledged that those persons executed the same as their voluntary act and deed.	Asbley Downing Jashley Downing
Notary Public in and for said State	

