



Document 2021 2856

Book 2021 Page 2856 Type 03 001 Pages 1
 Date 7/12/2021 Time 1:04:20PM
 Rec Amt \$7.00 Aud Amt \$5.00
 Rev Transfer Tax \$403.20
 Rev Stamp# 328 DOV# 324
 LISA SMITH, COUNTY RECORDER
 MADISON COUNTY IOWA

INDX
 ANNO
 SCAN
 CHECK

\$252,500

Preparer: Jason R. Sandegren, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (6705RSS)

Return To: Corey St. John, 718 W Washington St, Winterset, IA 50273

Taxpayer Information: Corey St. John, 718 W Washington St, Winterset, IA 50273

1/2 x 1

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Kelley L. Brown, a single person**, do hereby Convey to **Corey St. John and Sara St. John, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Lot Three (3) in Block Nineteen (19) of West Addition to the City of Winterset, Madison County, Iowa.



Subject to all covenants, restrictions and easements of record.

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: 7/8/21

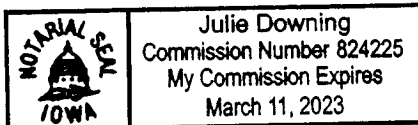
Kelley L. Brown
 Kelley L. Brown

STATE OF Iowa

COUNTY OF Polk

)
)ss:
)

This record was acknowledged before me on 7/8/2021, by Kelley L. Brown, a single person.



Julie Downing
 Notary Public in and for said State