

**CONSIDERATION \$172,000.00**

**BK: 2021 PG: 2870**

**Recorded: 7/12/2021 at 3:36:23.0 PM**

**Pages 2**

**County Recording Fee: \$17.00**

**Iowa E-Filing Fee: \$3.00**

**Combined Fee: \$20.00**

**Revenue Tax: \$274.40**

**LISA SMITH RECORDER**

**Madison County, Iowa**

**WARRANTY DEED  
Recorder's Cover Sheet**

**Preparer Information:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:  
515-462-3731

**Taxpayer Information:** Julie Denise Givens, 902 S. 8<sup>th</sup> Avenue, Winterset, Iowa 50273

**Return Document To:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, Iowa 50273

**Grantors:** Dennis R. Jackson and Vicki L. Jackson

**Grantees:** Julie Denise Givens

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



## WARRANTY DEED

For the consideration of One Hundred Seventy-Two Thousand Dollar(s) and other valuable consideration, Dennis R. Jackson and Vicki L. Jackson, husband and wife, do hereby Convey to Julie Denise Givens the following described real estate in Madison County, Iowa:

A tract of land located in the Northeast Fractional Quarter(1/4) of the Northwest Quarter (1/4) of Section One (1), Township Seventy-Five (75) North, Range Twenty-Eight (28), West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to wit: Commencing at a point 21 rods and 20 1/2 links North of the Southeast corner of the Northeast Fractional Quarter (1/4) of the Northwest Fractional Quarter (1/4) of said section One (1), running thence West 132 feet, thence South 66 feet, thence East 132 feet, thence North 66 feet to the place 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.

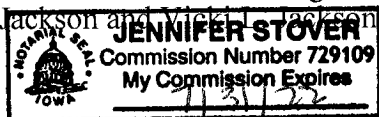
Dated: 7-9-21.

Dennis R. Jackson, Grantor

Vicki L. Jackson, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 7-9-21 by  
Dennis R. Jackson and Vicki L. Jackson



Signature of Notary Public