



Document 2021 3628

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Date 8/30/2021 Time 10:27:35AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$269.60

Rev Stamp# 445 DOV# 439

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

\$169,000⁰⁰

This instrument prepared by:

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

Phone # (515) 271-8966

Return document to and mail tax statements to:

MICHAEL FLETCHER, 803 E South Street, Winterset, Iowa 50273

File # RESC / ELC (eck)

WARRANTY DEED

Legal: **Lot 5 and the West 22 feet of Lot 6 in Block 15 of LOUGHRIDGE AND CASSIDY'S ADDITION to the Town of Winterset, Madison County, Iowa**

Address: 803 E South Street, Winterset, Iowa 50273

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **William H. Henry and Brooke A. Henry, a married couple**, do hereby convey the above-described real estate to **Michael Fletcher, a married person**.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantee, 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 Florida USA)
)
COUNTY OF Pasco County) SS:

On this 08/12/2021 day of 08/12/2021, 2021,
before me the undersigned, a Notary Public in and for said
State, personally appeared **William H. Henry and Brooke
A. Henry, 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.

Lynn Williams

Notary Public in and for said State Florida
Lynn Williams Online Notary

Dated: 08/12/2021, 2021

William Henry

William H. Henry

Brooke Henry

Brooke A. Henry



LYNN WILLIAMS
Notary Public - State of Florida
Commission # HH 51742
Expires on October 7, 2024

Notarized online using audio-video communication

Acknowledgment before me by:

William Henry BROOKE HENRY